

Application no: H16/0501/93

Applicant: Shop & Store Developments Ltd Agent: Crampin & Pring
 Burley House, Bradford Road 96 Howard Road
 Burley-In-Wharfedale Walkley
 Ilkley Sheffield
 West Yorkshire LS29 7DZ S6 3RW

Description: Demolition and rebuild
 single retail unit

Location: 5 Hall Place
 Spalding

Type: FULL

Date received: 14-JUN-93

26-JUL-93

Dear Sir/Madam

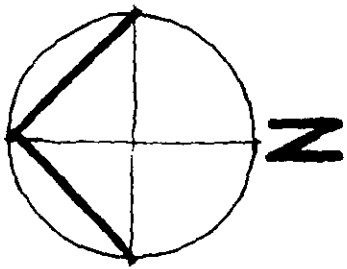
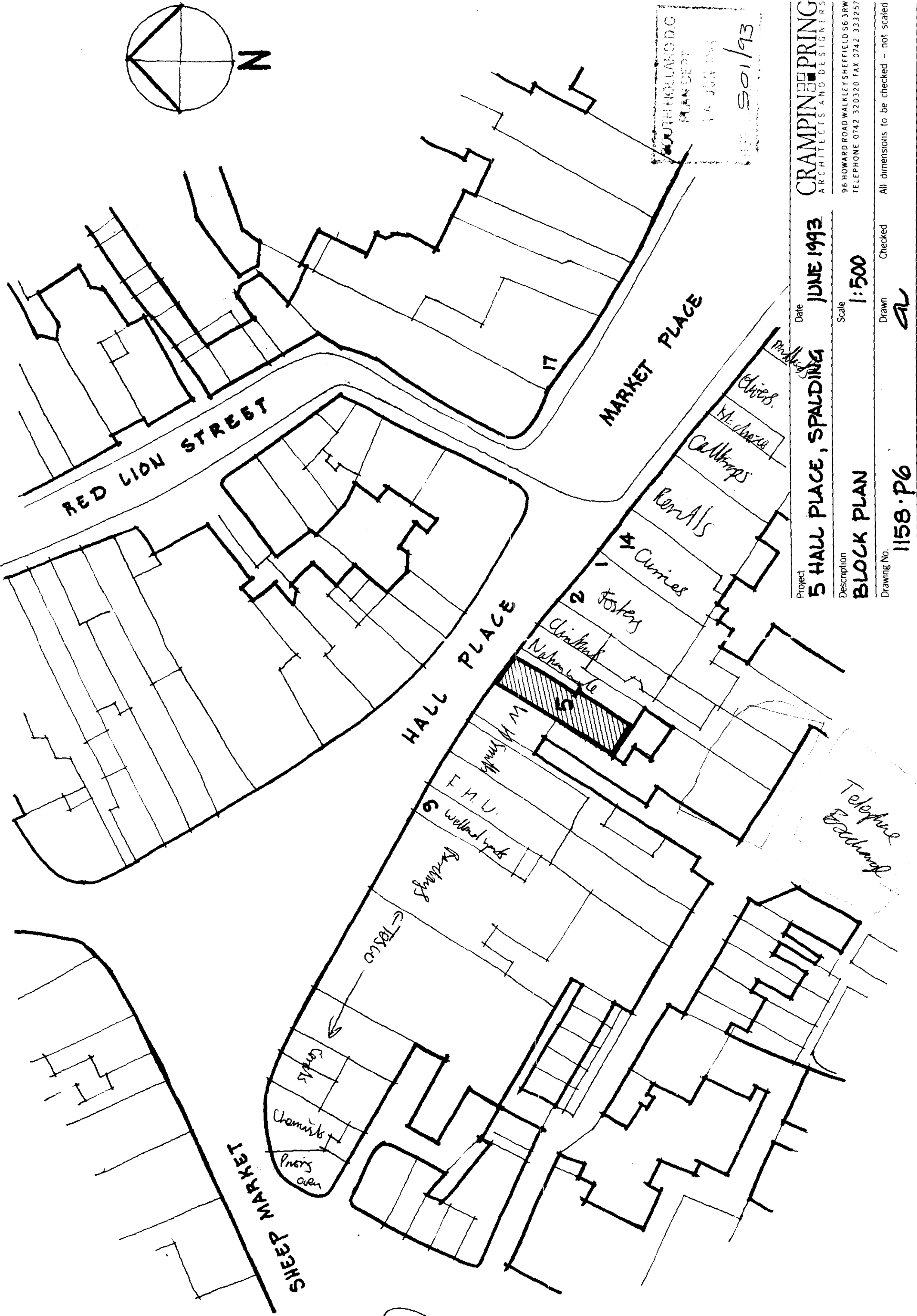
TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services



SOUTH HOLLAND D.C.
PLAN DEPT
17 JUN 1993
501/93

Project	Date	Scale	Checked	Drawn
5 HALL PLACE, SPALDING	JUNE 1993	1:500		AL
Description	BLOCK PLAN			
Drawing No.	1158.P6			
All dimensions to be checked - not scaled				

CRAMPIN & PRING
ARCHITECTS AND DESIGNERS
96 HOWARD ROAD WALKLEY SHEFFIELD S6 3RW
TELEPHONE 0742 320320 FAX 0742 333257

Telephone
Bathurst

PLANNING APPLICATION

For office use only

Application No. H16/0501/93

Date Registered

01 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

SHOP & STORE DEVELOPMENTS LTD
BURLEY HOUSE, BRADFORD ROAD
BURLEY-IN-WHARFEDALE
ILKLEY, WEST YORKSHIRE
LS29 7DZ

Tel. No. (0943) 864333

NAME AND ADDRESS OF AGENT

(if form completed by agent)

CRAMPIN + PRING
96 HOWARD ROAD, WALKLEY
SHEFFIELD, S6 3RW

Tel. No. (0742) 320320
(Personal contact name)

DAVID ASKHAM

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

5 HALL PLACE
SPALDING

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DEMOLITION AND REBUILD SINGLE RETAIL UNIT.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £360.00

If you consider no fee is payable include a written explanation instead.

Signed... D. Askham

Date 28/5/93

Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building works
☒

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

or This is an **outline** application
☐
Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐ Design ☐ External Appearance ☐Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.
☐

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.
☐

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.
☐

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
(ii) Other new building(s)
(iii) Alterations or extension
(iv) Change of use

☐
☒
☐
☐

If so, how many:

4. A. If building works are proposed, please state extra floor space to be created:

- B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

NONE	sq. metres
10.5	metres
19.5	metres
5.7	metres
TEXTURED RED BRICK	
ARTIFICIAL BLUE/GREY SLATES	
YES	

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

5. **GENERAL INFORMATION** Please complete each section**EXISTING USES**

Please state existing or, if vacant, the last use(s) of site.

RETAIL UNIT

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)Please tick one boxA. There will be **no** new access to a public road and **no** alteration to any existing access to a public road☒

or

B. There will be a new or altered access to a public road

☐

If so, name of road:

Will there be --

Individual access(es)

New estate road

☐
☐

C. What provision will be made for garages or parking within the site?

TREES Please tick one boxA. The proposal does **not** involve the felling of any trees☒

B. The proposal does involve the felling of one or more trees

☐

If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

MAINS

N/A

NO

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

Is this application related to a previous submission?

State Yes or No

☐ NO

If so, please give details in Part 6

☐ NO☐ NO☐ NO☒ YES

If so, please complete Part 7

☒ YESDate: 4/6/93
Consultee(s) J H DEWHURST LTD☐ NO

Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

7. INDUSTRIA, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace

☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace

☒

Proposed total gross floorspace **152.5** sq. m.

Previous total gross floor space **218** sq. m.

This new total includes the following net floorspace:

Retail **82.50** sq. m.

Office **18** sq. m.

Industrial sq. m.

Warehousing **20** sq. m.

Other **30** sq. m.

If so, please state use: **OFFICE, STORAGE, TOILET & CIRCULATION AREAS**

<p>How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?</p> <p>If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.</p>	Office Staff	Industrial staff	Other staff
<p>In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed.</p>	N/A		
<p>If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development</p>	N/A		
<p>Is the proposal related to an existing use on or near the site?</p> <p>If so, please explain the relationship</p>	<p>State Yes or No</p> <p>YES</p> <p>DEMOLITION AND REBUILD OF EXISTING RETAIL UNIT</p>		
<p>Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?</p> <p>If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.</p>	<p>State Yes or No</p> <p>NO</p>		
<p>What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)</p>	PROVISIONS FOR DELIVERIES OFF HALL PLACE AS ADJOINING PROPERTIES		
<p>What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)</p>	1/2 VEHICLES PER DAY		
<p>What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?</p>	RETAIL PACKAGING FOR COUNCIL/ PRIVATE COLLECTION		
<p>Will the proposed use involve the use of storage of any hazardous materials?</p>	<p>State Yes or No</p> <p>NO</p> <p>If yes, you may need to apply for Hazardous Substances Consent</p>		
<p>What provision is being made for access to premises for the disabled?</p>	NEW FLOOR SLAB LEVEL WITH HALL PLACE PAVEMENT TO ENABLE DISABLED ACCESS.		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)

(Please remember to indicate on the location plan any other land under your control).

PROSPECTIVE PURCHASER

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed (Applicant / Agent) Date

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name: J H DEWHURST LIMITED

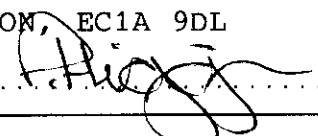
Address of owner at which notice was served: State Date notice served:

ESTATES DEPARTMENT

24 - 30 WEST SMITHFIELD

LONDON, EC1A 9DL

4/6/93

Signed  (Applicant / Agent) Date 28/5/93

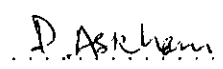
3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed  (Applicant / Agent) Date 28/5/93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:

Address of tenant at which notice was served: State Date notice served:

Signed (Applicant / Agent) Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by *PJH*
Date *22-6*

Site Notice posted by *PJH*
Date *22-6*
Expiry *left with Superintendent*

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

to post outside door
knocked then moved fence backside
at dusk tomorrow

Case Officer Conclusions

Dewhursts Bulbous Shrub 1.3 W.H. Smith + Photo of
1.3.12 second, 11.11.1986 *Should not be taken into*
NO they have given possible Easement of light

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)
Non Development (or equiv)
Non Response after Direction
Senior Officer confirmed
Withdrawn

DELEGATED DECISION

Case Officer Recommendation

Approve Refuse
(or equiv) (or equiv)

Signed Date.....

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H16 | 0501 | 93

Directions

☐ 7 (Outlines)

☐ RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

Reg 4

Scale drawing....

Highway S/W....

Agric appraisal....

☐

Non
Std

Precise details:

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory -
Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

P201 15-0
22 16/6

Departure
Setting of LB
Public Right of Way
Discretionary

Publicity: >>

Consultations:

County
E Heritage
Societies G ROW

Extra Consultations:

Transport D/Transp A15 G* T15
TRA D/Transp A18
B Rail

Environment/ Env Services
Drainage NRA
WAT IDB
Env Assess G ENV Specify:

Conservation LB Demolish G* DEM
LB Archaeology G ARC Specify:
Eng Heritage
Consultant
Other

Hazards HSC Group G* HAZ
Specific
Other PLA

Order No:
Specify: M. Kerr

Specify:
Specify:

WP Note -
G Group available
G* Group essential
(longer expiry)

Case Officer

Senior Officer Confirmed *PCA*

Date.....

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 360 - 00

Receipt No P2747

Date first Rec'd 01 JUN 1993

Registration

Reference H16/0501/93

Cross-Ref R

Date 02-JUN-93 LAB

Validation

TYPE Full

Site area
No of dwellings
Floorspace 153

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

Description
to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £ 360

Nil fee

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

NO REFUND. FREE
GO ON NEXT APP.
ALREADY RECEIVED
22/23/93

Information

Index sheet 201 OS Plots
Grid ref 524720 322660

Ward P Parish SPALDING

Inside IBD Y Inside LP area Y

Constraints:

CA Cons Area
LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards -

Dist Bound

Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

Linked to property Ref

0187111

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref:
Request needed
Requested

APPLICATION REFERENCE: H16/0501/93 DATE RECEIVED: 14-JUN-93

TYPE: Full

DESCRIPTION: Demolition and re-build single retail unit

LOCATION: 5 Hall Place, Spalding

APPLICANT: Shop & Store Developments Ltd AGENT: Crampin & Pring

APPLICATION REFERENCE: H16/0502/93 DATE RECEIVED: 14-JUN-93

TYPE: Cons Area Consent

DESCRIPTION: Demolition of existing shop

LOCATION: 5 Hall Place, Spalding

APPLICANT: Shop & Store Developments Ltd AGENT: Crampin & Pring

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

RECOMMENDATION

- A Refuse planning permission and Conservation Area Consent.
- 1 In the opinion of the Local Planning Authority, the demolition of the existing building and its replacement by the proposed building will result in loss of architectural detail and interests to the street scene for this part of the Spalding Conservation Area. This will result in a loss of character to this part of Spalding Conservation Area, which the Local Planning Authority has a duty to preserve.
- B The Planning Committee confirm that any redevelopment of this site must incorporate either the retention of the existing front elevation and dormer or a facsimile of the existing front elevation and dormer.
-

COMMENTS

- 1 The proposal affects a shop unit which is currently occupied by Dewhursts the Butchers, which is between W H Smith and Nationwide Building Society.

- 2 Property occupied by the Nationwide Building Society, was re-built in 1986, when there was disappointment that the building was not as good as envisaged.
- 3 The submitted plans show a building which has lost all its detail in comparison to what is there at present. The bay window is much "thinner" in construction and the quoin details and detailing at the gutter has been removed. In addition, an existing dormer window will not be replaced. The applicants are aware that we are concerned over the proposed elevation and have submitted an amended plan which shows that the existing timber bay window will be re-fixed and that there will be rendered quoin details as existing. However, the dormer window and eaves detailing are still omitted. This is an improvement but still unsatisfactory.

REPRESENTATIONS

Architectural Consultant:

Summarised:

- Occupies prominent place in Conservation Area.
- Building appears to be late Nineteenth Century but may be enshrining an earlier structure.
- Painted brick with chamfered quoins, an attractive canted first floor bay, dentillated eaves and a small dormer in steeply pitched roof.
- Building with its pleasant detail adds interest to street and steep roof pitch adds variety.
- Clearly in need of maintenance, no evidence from front facade that condition is so bad that there is no other option than to re-build.
- Proposed re-build is thin imitation of what went before without the richness of detailing. In my view, no compensation for building which it is replacing and I cannot recommend that consent be given.
- This replacement building does not offer additional enhancement, nor does it preserve character of Conservation Area.

Heritage Lincolnshire: Watching Brief Condition.

Applicant:

Our clients are presently in negotiation with a tenant to whom early occupation would be advantageous and your co-operation would be greatly appreciated.

Enclose copy of structural engineers report - summarised:

Property be subject to significant alterations and proposed alterations necessitate removal of several load bearing walls.

Original roof construction comprised a double pitched roof with central valley, which has now been changed to a single roof pitch, work was undertaken some ten years ago. Are signs of movement but at this stage cannot be categorically confirmed as non-progressive. The new roof construction could not be demonstrated to comply with Codes of Practice and Building Regulations, but visual inspection externally suggests is performing satisfactorily since no distortion.

Are several areas of concern in respect of structural stability of property. Doubt even with instigation of significant strengthening works the structural arrangement can be achieved economically. Bearing in mind significant movement and distortion and weak condition, we suggest demolition and re-building of property in total, including front facade.

PLANNING AMENDMENT

For office use only

Application No. *H16/501-503/93*
 Date registered **13 JUL 1993**
 Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application cannot be considered unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

Amendment is proposed where permission already granted

If yes, submit two forms and two plans

A.

☐

or

Amendment is to a proposal currently being considered

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council

B.

☐
☐

Has a similar amendment been submitted under Building Regulations?

Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed

Date

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As NOW PROPOSED, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no.s of the current submission

State Officer dealing with the application, if known.

Describe briefly the original development and the nature of the amendment, and state the reasons for the amendment.

B N SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H16/0501/93

FULL

Applicant: Shop & Store Developments Ltd Agent: Crampin & Pring
Tel: 0943 864333 0742 320320

Description: Demolition and rebuild
single retail unit

Location: 5 Hall Place
Spalding

Valid date:	14-JUN-93	Terminal date:	09-AUG-93
Target dates:		Target Committee:	13-JUL-93
To case officer	21-JUN-93	Report deadline:	29-JUN-93
Inspected by	28-JUN-93		
Extra contacts	05-JUL-93	Case Officer:	
Report if not clear by	19-JUL-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 153 M2
Category: Redevelopment
Listed building:
Conservation Area: SPALDING

Other Constraints:

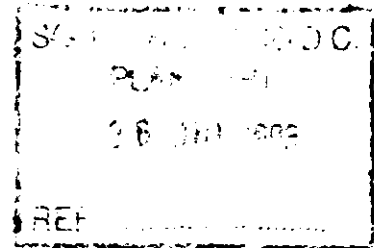
CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert CSA	22-JUN-93	13-JUL-93
Mrs M E Kerr 0529 240713	17-JUN-93	01-JUL-93
Cllr G J Hawkins	17-JUN-93	24-JUN-93

L.C.C. - No objection for 1/7/93

CRAMPIN & PRING

South Holland District Council
Planning and Building Control Services
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE



For the attention of Mr P Udy

1158/D03/CFK/LW

23 July 1993

Dear Sirs

5 HALL PLACE, SPALDING

Further to recent discussions with yourselves I write to confirm my Client's decision to withdraw the full planning application (ref. H16/0501/93) and Conservation Consent Application (ref. H16/0502/93) currently lodged with the Council.

I enclose revised Planning and Conservation Area Consent Applications for the same site incorporating your required amendments. I therefore enclose:-

- i) 4 No. copies of the Planning Application Forms duly completed.
- ii) 3 No. copies of the Application Form for Conservation Area Consent, duly completed.
- iii) 4 No. copies of drawings numbered 1158/P2, P3A, P4B, P5B and P6.
- iv) Completed Certificate B.

I understand, following our conversations, that the revised application can be dealt with under delegated powers, immediately following the statutory consultation period. I would stress the importance of an early decision in order to secure the tenant for this particular retail unit.

Cont....2

S O U T H

H O L L A N D
DISTRICT COUNCIL

PLANNING & BUILDING
CONTROL DEPARTMENT

BRIAN SMITH
Dip TP MRTPI
Director of Planning and
Building Control Services

Messrs Crampin & Pring
96 Howard Road
Walkley
Sheffield S6 3RW

Your Contact: Mr P J Udy

Our Ref: PJU/JP/H16/0501/93
& H16/0502/93

Your Ref:

Date: 22 July, 1993

Dear Sir

5 Hall Place, Spalding

I refer to the above planning application and to the submission of your amended front elevation received on 13 July, 1993.

It is my opinion that these represent an improvement on what was originally submitted but I am still concerned about the loss of the dormer window in the roof and the dentilated eaves detailing. I also consider that these amendments cannot be accepted as an amendment to the original planning application.

I therefore write to suggest that you consider withdrawing the current proposal and resubmitting amended details as soon as possible, subsequent to a meeting between the Council and yourselves and the Council's Consultant Architect. I intend to take the two proposals currently submitted to the 4 August, 1993 Planning Committee and should you wish to withdraw the two applications, I will require a letter stating such before that date.

Yours faithfully



N R MIDLEM
Principal Planning Officer (Development Control)

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding
Lincolnshire PE11 2XE
Telephone: 07751 761161
Fax: (0775) 710772

WARD COLE

S.H.D.C. PLANNING DEPT. RECEIVED - 8 JUL 1993	
APPROVED BY	<i>(Signature)</i>
DPO	<i>(Initials)</i>
SDPO	<i>(Initials)</i>
J.C.	<i>(Initials)</i>
ADP	<i>(Initials)</i>
Disputed with	
Copy to	

When you have got the files for the app. please me and disown them to proceed

DBC/SDH/10/433

Your Ref : H16501/93 and 502/93

6 JULY 1993

South Holland District Council
Planning and Building Control Services
Council Offices
Prior Road
Spalding
PE11 2XE

Dear Mr Udy

RE : 5 HALL PLACE, SPALDING

As requested from Messrs Crampin Pring, Project Architect we enclose a copy off our breif inspection report on the property undertaken during October 1992 for your consideration. Obviously should you have any specific queries please do not hesitate to contact the undersigned.

Yours sincerely

(Signature)

(Initials) D B CARR

Enes

cc Shop & Store Developments
Crampin and Pring

WARD :: COLE

DBC/SDH/10/433

9 OCTOBER 1993

Shop & Store Developments Limited
Burley House
Bradford Road
Burley in Wharfedale
Ilkley
West Yorkshire
LS29 7DZ

For the attention of Mr M J Jenkins

Dear Sirs

RE : INITIAL INSPECTION - 5 HALL PLACE, SPALDING

Further to your recent discussions with our Mr G M Ward, and our own subsequent telephone conversations, we confirm visiting the above property on Friday 9 October 1992 to undertake a limited initial inspection of the premises and make comments both with respect to its existing structural condition, and more particularly with respect to the proposed alteration works all as indicated on Crampin & Pring's drawing Nos. 1133/5 and 6.

The property in question comprises a mid terrace dwelling of 2 and 3 storey accommodation, constructed in load bearing solid masonry walls throughout, these in turn supporting pitched roofs. We would estimate the property to be in excess of 100 years old in the main and clearly it has been subject to significant alterations several times in the past. The proposed alterations to this particular unit necessitate the removal of several load bearing walls at ground floor level, particularly in the central area of the premises together with the formation of a new structural opening at first floor to accommodate a timber staircase and the infilling of the older timber stair void. Significant adjustment and reconstruction of stud partition walls at first floor level has also been indicated towards the rear section of the premises. Accordingly we have inspected the whole of the interior of the property and now write to confirm our findings.

At second floor level on the front most section of the building ie within the roof void we would note that the original roof construction comprised a double pitched roof with a central valley where as the roof construction now comprises a single roof pitch, this having been created by means of continuing up the frontmost and rearmost rafter line to effectively roof over the valley line. This has created the need to extend the original gable wall constructions. We understand that this work was undertaken some 10 years or so ago. Within this area the floors are significantly distorted, but more particularly we would note the

presence of substantial cracking at the junction between the internal cross wall at this high level and the side gable walls and also significant gap between the floor carcassing and the side walls. This movement, which at this stage cannot be categorically confirmed as non progressive, is most probably due to lateral movement of the gable wall since it appears there is very little tying in all of these elements of the structure into the main body of the construction. Any past development on the adjacent sites will clearly have exacerbated this movement.

The original roof construction itself appears to be overlaid with new timbers throughout to create the new higher single roof pitch. Most definitely this construction could not be demonstrated to comply with current Codes of Practice and the Building Regulations 1991 in terms of the member sizes adopted, but a visual inspection externally does not suggest any significant distortion to the roof construction and hence we would conclude that it appears to be performing satisfactorily at this time. Within the void we did note the lack of any roofing felt and you may feel it appropriate to consider recladding the roof since there are several areas where daylight is visible through the roof coverings.

At first floor level we would note that the rearmost 2-storey section appears to be in a reasonable condition, but that all the floors are particularly springy suggesting that significant strengthening work may be required should specific floor loading requirements be a requirement of your proposed conversion works. Indeed these comments also are relevant to the frontmost section of the property at this level. Of far more concern is the presence of significant cracking along the gable wall lines to the frontmost section of the dwelling, ie the area beneath the second floor construction referred to above. In the large front room we would note the presence of 2 No. steel tie bars, presumably installed to affect a tie between the gable construction and the main dwelling. These bars are in fact loose and are clearly performing no structural purpose at this time and are hence redundant members. The presence of significant cracking in the corners of the room indicate that the gable wall construction has not been properly tied to the cross walls and it is this, coupled with the probable lack of any tie to the floor construction, which has allowed the gable walls to move laterally over a period of years.

At ground floor level we would note the presence of several significant structural members in the front most section of the dwelling supporting the chimney structure above which appear to be performing satisfactorily at this time. Of more concern is the presence of a very arbitrary structural arrangement towards the rear where small isolated timber posts are utilised to support a timber beam over. This in turn supports the first floor masonry wall as well as the floor and roof loads to the rear extension. To attempt any conversion works in this area would most definitely necessitate the removal of this very doubtful structural arrangement and its replacement with a more substantial steel grillage off new foundations.

In conclusion there are several areas of major concern with respect to the structural stability of the property at this time. We doubt, even with the instigation of the significant remedial and strengthening works the structural arrangement required by your clients can be achieved economically. Bearing in mind the significant movement and distortion which already exists on the property, and its very weak condition we

would suggest that it would be more appropriate to consider demolition and rebuilding of the property in total, including the front facade, in terms of both the economics of the project and equally as importantly the health and safety of the workforce during the undertaking of the works. Should a total rebuild option be considered feasible then clearly you will have the opportunity of achieving adequate floor loadings at upper level with respect to the trading and retail as well as replacing this defective structure with an adequate robust replacement.

We trust the above is self explanatory at this time, but obviously should you have any specific queries please do not hesitate to contact the undersigned. In the meantime we shall await your further instructions before proceeding further.

Kind Regards.

Yours sincerely



D B CARR

cc Crampin & Pring

CRAMPIN ■ PRING
ARCHITECTS AND DESIGNERS

South Holland District Council
Planning & Building Control Services
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

For the attention of P Udy Esq

1158/D01/GPL/GI

9 July 1993

Dear Sir

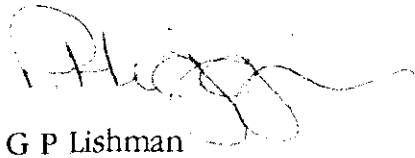
REDEVELOPMENT OF 5 HALL PLACE, SPALDING
Application Nos H16.501/93 and H16.502/93

Further to our discussions regarding the above application please find enclosed copies of our drawing No 1158/P7 which indicates our revised proposals for the front elevation at the above.

We will be grateful if you will consider this proposal with our application and if necessary grant provisional approval for the scheme, subject to future discussions taking place on the elevational treatment.

As discussed on the telephone we will be happy to meet with you to discuss and finalise our proposal should you so desire and will be grateful if you will contact us to arrange a meeting should you consider it necessary.

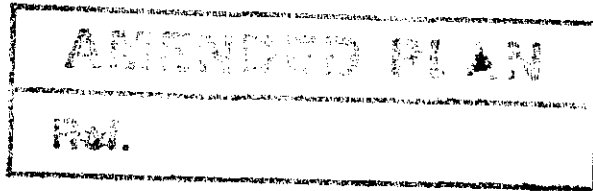
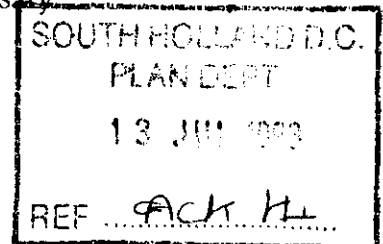
Yours faithfully


G P Lishman

Encs

cc Mr M J Jenkins

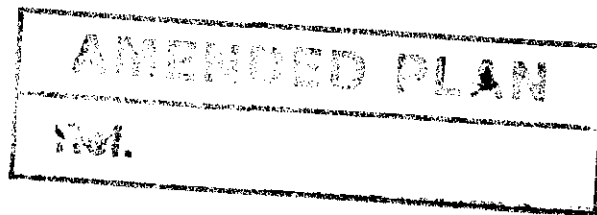
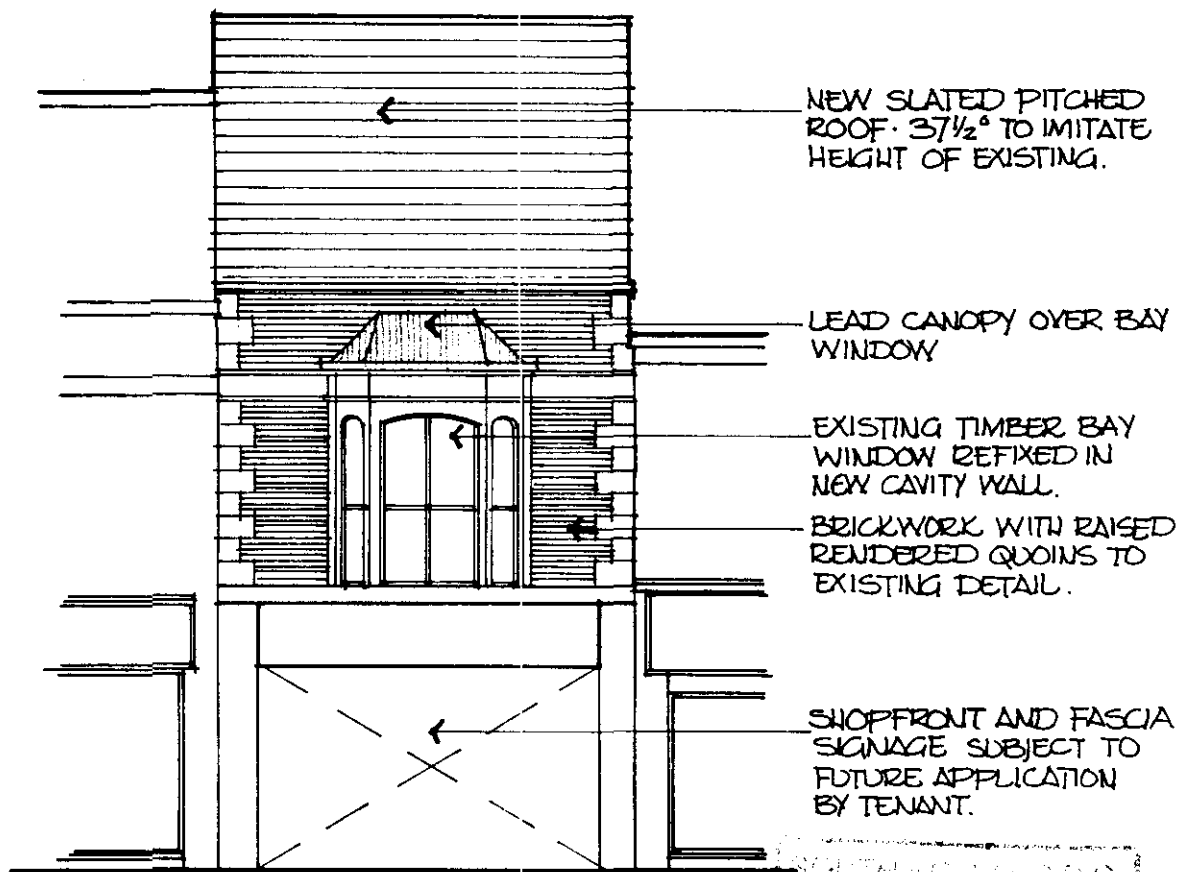
: Shop & Store Developments Ltd



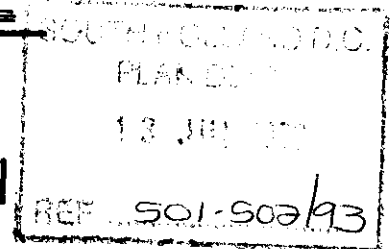
96 HOWARD ROAD WALKLEY SHEFFIELD S6 3RV/ TEL 0742 320320 FAX 0742 333257

■ PARTNERS: B CRAMPIN B Arch RIBA MD PRING Dip Arch RIBA SN MARCHINI Dip Arch RIBA CF KELSEY BA B Arch RIBA ■
■ SENIOR ASSOCIATES: DJ GLAZEBROOK B Arch RIBA UL SWARBRICK Dip Arch RIBA ■
■ ASSOCIATES: Du CURRAN B Arch I CRASBLE PA FELLOWS BA Dip Arch RIBA RJE FR ■
PM HUNTER BA Dip Arch RIBA SRC JACKSON B Arch RIBA M POPLAR Dip Arch BA RIBA RJ THOMPSON AA Dip

■ NOTTINGHAM LONDON SHEFFIELD ■



HALL PLACE ELEVATION



Project

5 HALL PLACE · SPALDING

Date

JULY '93

Description

REVISED FRONT ELEVATION

Scale

1:100

CRAMPIN & PRING
ARCHITECTS AND DESIGNERS

96 HOWARD ROAD WALKLEY SHEFFIELD S6 3RW
TELEPHONE 0742 320320 FAX 0742 333257

Drawing No.

1158/P7

Drawn

GL

Checked

All dimensions to be checked - not scaled

HERITAGE LINCOLNSHIRE

SOUTH HOLLAND ARCHAEOLOGICAL CONSULTANCY

Planning Ref: H. 16 0501 93
0502/

Week beg 01/6/93

Application: Demolition & rebuild single shop unit. 0502 is
CAC.

Location: 5 Hall Place, Spalding

✓ 1. Watching Brief

2. Evaluation

3. Survey

4. Scheduled Ancient Monument

5. Listed Building.

S.H.D.C. PLANNING DEPT. RECEIVED 12 JUL 1993	
Attention of DPO NSM DPO BS AC ACP	File Nos.
Action by	ACKNOWLEDGES YES/NO
Discuss with	by
By	date

COMMENT: Site in centre of town, close to W. end Market Place. Disturbance of ground is likely to reveal levels of archaeological interest.

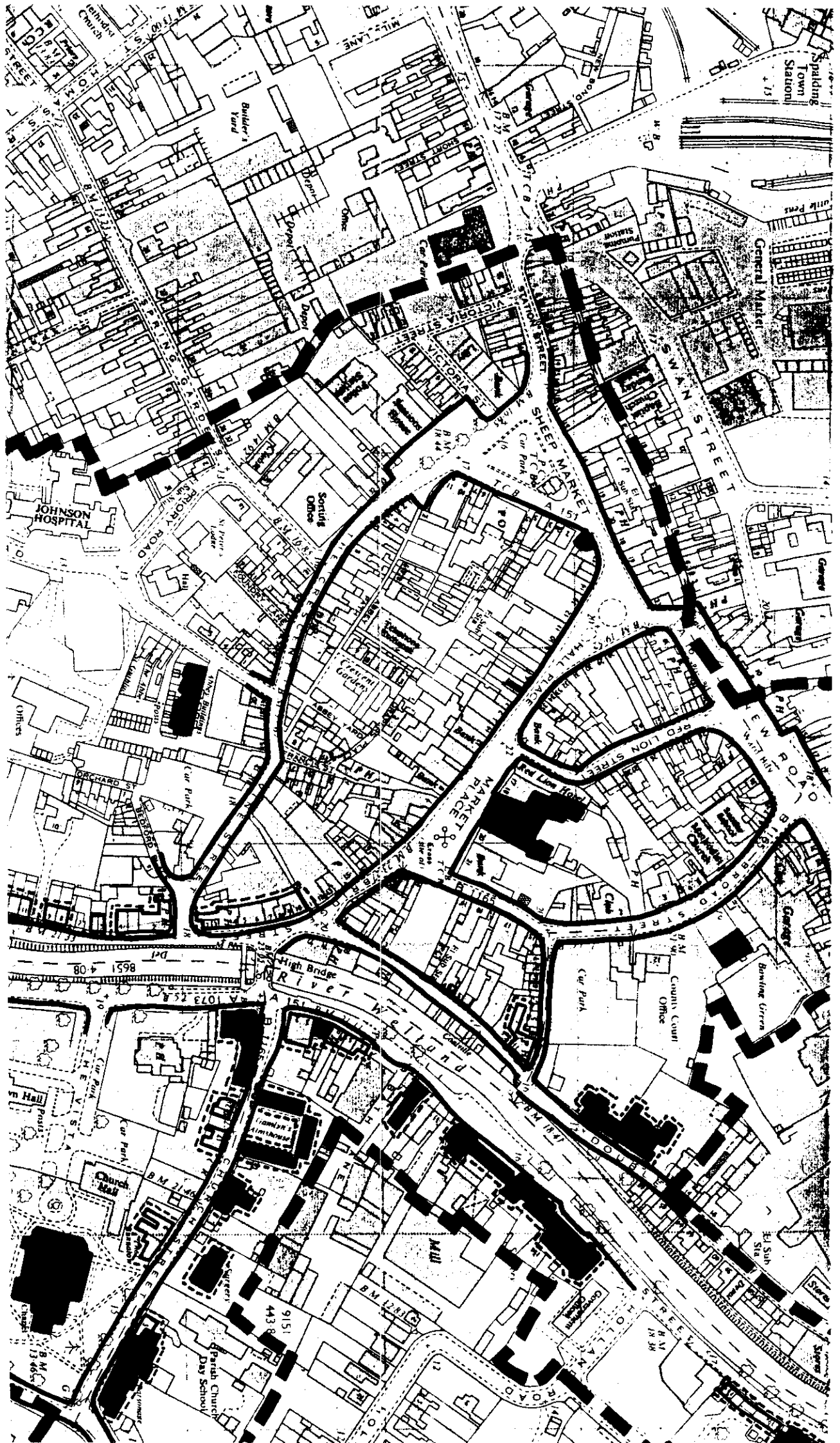
Signed R. H. Healey

Date 7/7/93

28 Boston Road, Sleaford, Lincs. NG34 7EZ
Tel & Fax (0529) 306327

SPALDING 416 / 0501 / 93 5 Hall Place.

(and 416 / 0502 / 93
congen. area content)



CRAMPIN ■ ■ PRING

ARCHITECTS AND DESIGNERS

F A C S I M I L E

TO: MR. P UDY
PLANNING AND BUILDING CONTROL SERVICES

FROM: PAUL HIGGINS

DATE: 9 JULY 1993

JOB NUMBER: 1158

JOB TITLE: 5 HALL PLACE, SPALDING

NO. OF PAGES: 3

ANY TRANSMISSION PROBLEMS TELEPHONE 0742 320320

MESSAGE:

S.H.D.C. PLANNING DEPT. RECEIVED - 9 JUL 1993	
Attention: <i>[initials]</i> DPO DOPO BC JC ACP	File No. <i>plan 2000</i>
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

RE: APPLICATION NO'S. H16 501/93
AND H16 502/93.

REVISED PROPOSALS FOR THE FRONT
ELEVATION.

96 HOWARD ROAD WALKLEY SHEFFIELD S6 3FW TEL 0742 320320 FAX 0742 333257

■ PARTNERS: B CRAMPIN B Arch RIBA MD PRING Dip Arch RIBA SU MARCHINI Dip Arch RIBA CP KELSEY BA B Arch RIBA ■
■ SENIOR ASSOCIATES: DJ GLAZEBROOK B Arch RIBA DJ SWARBRICK Dip Arch RIBA ■
■ ASSOCIATES: DJ CURRAN B Arch I DRABBLE PA FELLOWS BA Dip Arch RIBA RJE FISH ■
PM HUNTER BA Dip Arch RIBA SRC JACKSON B Arch RIBA M POPLAR Dip Arch DA RIBA RJ THOMPSON AA Dip

■ NOTTINGHAM LONDON SHEFFIELD ■

CRAMPIN ■ PRING

ARCHITECTS AND DESIGNERS

South Holland District Council
Planning & Building Control Services
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

For the attention of P Udy Esq

1158/D01/GPL/G1

9 July 1993

Dear Sir

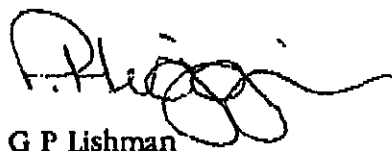
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Application Nos H16.501/93 and H16.502/93

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Yours faithfully


G P Lishman

Encs

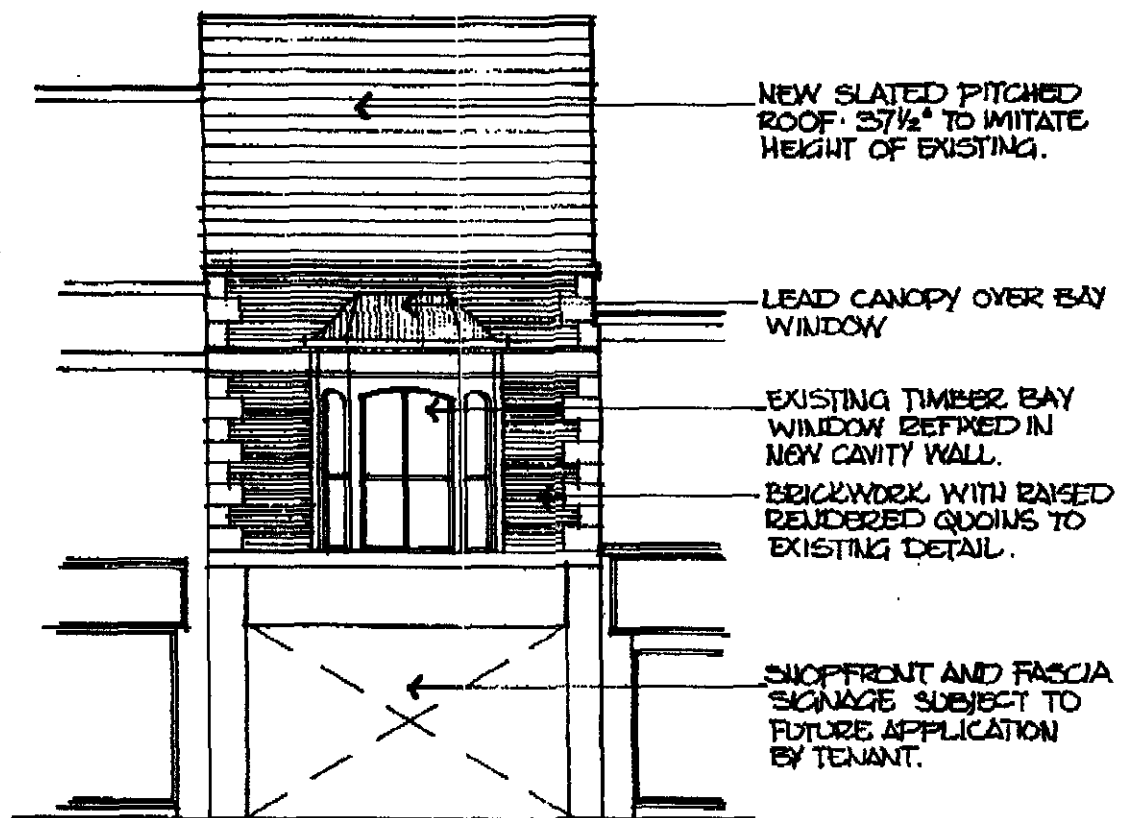
cc Mr M J Jenkins

: Shop & Store Developments Ltd

96 HOWARD ROAD WALKLEY SHEFFIELD S6 3RW TEL 0742 320320 FAX 0742 333257

■ PARTNERS: B CRAMPIN B Arch RIBA MD PRING Dip Arch RIBA SH MARCHINI Dip Arch RIBA CF KELSEY BA B Arch RIBA ■
■ SENIOR ASSOCIATES: DJ GLAZEBROOK B Arch RIBA DJ SWARBRICK Dip Arch RIBA ■
■ ASSOCIATES: DJ CURRAN B Arch RIBA I DRABBLE PA FELLOWS BA Dip Arch RIBA RJE FISH ■
PM HUNTER BA Dip Arch RIBA SRC JACKSON B Arch RIBA A POPLAR Dip Arch DA RIBA RJ THOMPSON AA Dip

■ NOTTINGHAM LONDON SHEFFIELD ■



HALL PLACE ELEVATION

Project

5 HALL PLACE · SPALDING

Date

JULY '93

CRAMPIN & PRING
 ARCHITECTS AND DESIGNERS

Description

REVISED FRONT ELEVATION

Scale

1:100

 95 HOWARD ROAD WALKLEY SHEFFIELD S6 3RW
 TELEPHONE 0742 320320 FAX 0742 333257

Drawing No.

1158/P7

Drawn

AL

Checked

All dimensions to be checked - not scaled

Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant

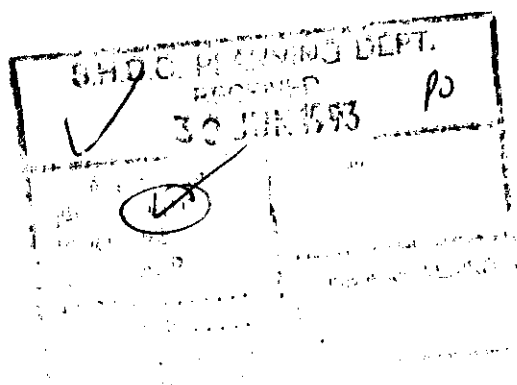
Tel: Sleaford (0529) 240713
Fax: (0529) 240415

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 0BB

YOUR Ref H16/0501/93
OUR Ref SHDC 26/93

29th June 1993

B. Smith MRTPI
District Planning Officer,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire PE11 2XE



Dear Mr Smith,

DEMOLITION AND REBUILD SINGLE RETAIL UNIT
5 HALL PLACE, SPALDING

This site occupies a prominent place in the Conservation Area, in the centre of the old town. The building appears to be late nineteenth century, although from the pitch of the roof, it may be that it is enshrining an earlier structure. It is in painted brick, with chamfered quoins, an attractive canted first floor bay, dentillated eaves and a small dormer in the steeply pitched roof. It sits between two rather tedious twentieth century rebuilds, but there are further buildings of a similar date on the same side of this street.

The building with its pleasant details adds interest to the street, and the steep roof pitch adds variety and is important visually in enlivening the roofscape at this point. Although it is clearly in need of maintenance, there is no evidence from the front facade that the condition is so bad that there is no other option other than to rebuild.

The proposed rebuild is a thin imitation of what went before, without the richness of detailing and with a dull low pitched roof in artificial slate. It is my view no compensation for the building which it is replacing and I cannot recommend that consent be given. This replacement building does not offer additional enhancement nor does it preserve the character of the Conservation Area.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

THEY'RE YOUNG AT HEART!

GUESTS at a tea dance in Spalding had two things in common - Spalding holidays and a love of dancing.

A T Mays of Spalding organises the dance at South Holland Centre each June for the people from the district who go on their Young at Heart winter holidays to Spain.

Branch manager Ann Sargeant said the hotels in which the guests stayed usually had facilities for sequence and ballroom dancing.

She said the tea dance - and next year's winter holiday - was a sell-out, with 150 people dancing to Mr Alan Warburton on the organ and enjoying tea and biscuits prepared and served by A T Mays staff.

(Section 2 (1)(a)(ii))

NOTICE OF APPLICATION FOR A LICENCE

This is to give notice of an intention to apply to the Secretary of State for Employment for a licence to carry on an Employment Agency which would trade under the name of Boyneside Promotions at 5 Little London, Spalding, Lincs PE11 2UB.

The licence would cover the following types of employment: Performers and Band Promotions, Public Entertainment.

If you wish to object to the grant of a licence you should write to the Department of Employment at: Department of Employment, Employment Agency Licensing Office, 14th Floor, Cumberland House, 200 Broad Street, Birmingham B15 1PQ, within 14 days of this notice. Anyone wishing to object on the grounds of planning or environmental matters should write ALSO to the local planning authority by the same date. Ask at the local council offices for the address to write to.

EVANGELIA, DANAE, BRENNAN
Proprietor

5 Little London, Spalding, Lincs PE11 2UB
18th June, 1993

Whaplode, Spalding
Tel: 0406 23266 for
appointment

808237

HORSES, PONIES & RIDING

BAKESTRAW DIY Livery and grazing, from £5 pw. Tel: Holbeach 0406 23935, or 0406 23164.

BASTON AND DISTRICT Riding Club, Summer show at Manor Farm Stables, Bourne on Sunday 4th July from 9am. Show jumping, dressage and minimus. Correction NB. Dressage Class 10 is preliminary 9 Test. Enquiries Tel: (0778) 33601.

HORSE/PONY BEDDING

Recycled dried crimped newspapers. Dust mite spray free. Top quality bedding for horses and ponies. Economical to use. Easy to handle and dispose of (biodegradable). Recommended for horses with COPD. Packed in conveniently sized 20kg bags. Small or large quantities available all year round. Only £2.50 + VAT per bag (collected).

Te: (BETTER-DRY BEDDING) (Beller-Jack) 0775 680368

OUR 91,000 readers could be your customers, advertise your business in the miscellaneous columns, telephone Zoe on 0775 725484 for friendly, helpful advice.

CARPETS AT LONG SUTTON SELLING NOW — brand new

8 x 12 from £17.12 x 12 from £22.12 x 15 from £28. Also 12 x 18

CAN DELIVER

Tel: 0406 364380

Up to 9 pm

7 days a week

116WVN 5545

Quality Hi-Fi Retail, Mission 170 Speakers, with Cabinet, vgc, £200 ono.

7' 6" white solid Wardrobe (furniture), vgc, £100 ono.

Leisure Profile Plus Gas Cooker, unused (white), £550 ono (£755 new).

Phone 0775 768293 after 6 pm

7h8902

RAYBURN SUPREME COOKER/BOILER

heats up to 6 radiators, solid fuel, can be converted to oil. 10 years old. Needs new backboiler, £250

Tel: 0775

680393

7h8902

BOUNCY CASTLES

Why not have a fun castle for your children's party, indoors or out. Sizes from 7 x 7. For hours of enjoyment telephone

ROLFUN

Pinchbeck Bars

Tel: (0775) 640414 or

0831 817602

3d5000 cWVN

Riding Hat 7 1/8 £20

Jodhpurs £20

28" Riding Boots, size 6 £8

Wax Jacket £20

Black Suede Knee-High Boots, size 6 £15

Tel: 0733 310338 ext 20

(work), 0775 710261

(home) 7h8902

Boost for surgery

YOUNGSTERS at Boston's Pilgrim Hospital children's ward ended up winners in a competition to raise cash for Gosberton doctors' surgery equipment fund.

They were handed a huge Pink Panther by Mrs M Mitchell who won a contest at the doctors' surgery to guess the weight of the 13lb 5oz toy.

The panther was donated to the surgery by Mr Colin Lyon and raised £47.80 for the equipment fund.

Case withdrawn

A CASE against Jonathan David Coates (18), of Marsh Road, Gedney Dyke, was withdrawn on Tuesday.

At Elloes magistrates, prosecutor Mr Charles Monteith offered no evidence on charges of driving without insurance and failing to produce an insurance certificate.

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H06/0400/93 Mrs E. Bailey
Demolition of garden wall and rebuilding of same in part to facilitate provision of an approved access
Rear: Whiteacres Gedney Spalding, Lincs
(Amended description)

LB DEMOLITION

H09/0534/93 Mr Mohammed Ajaib
Change of use from retail shop to fast food takeaway
17 High Street, Holbeach Spalding, Lincs. FULL

H16/0445/93 Patterson Properties
Residential development of 15 dwellings and garages
Off Haverfield Road, Spalding, Lincs. FULL

H16/0501/93 Shop & Store Developments Ltd
Demolition and rebuild single retail unit
5 Hall Place, Spalding FULL

H16/0502/93 Shop & Store Developments Ltd
Demolition of existing shop
5 Hall Place, Spalding
CONS AREA CONSENT

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

S. Smith

S O U T H Director of Planning and Building Control Services

June 22nd, 1993.

HOLLAND DISTRICT COUNCIL

10h9085 cWVN

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Culdrose (c)

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rules apply. RNA
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competition.

mpetition,
se, The
day July 2,
address by

ate cooker fire

some spokesman said the occupier, a small Mrs Busley, had turned on a ring of the cooker instead of the grill. Damage is estimated at £200.

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of SPALDING

Reference No: H16/0501/93
Description: Demolition and rebuild
single retail unit

Location: 5 Hall Place
Spalding

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 13-JUL-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

22-JUN-93

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2747
Date received : 01-JUN-93

Received from

Shop & Store Developments Ltd

Address

Burley House
Bradford Road
Burley-In-Wharfedale
Ilkley, W Yorks, LS29 7DZ

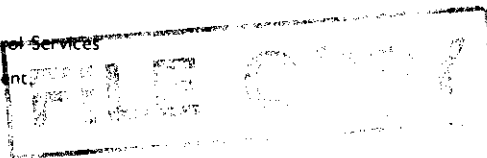
Fee paid	£	360.00
VAT	£	0.00

Total received £ 360.00

Cash/Cheque : Cheque

Signed.....*S. Hicks*.....
(Authorised Collector)

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

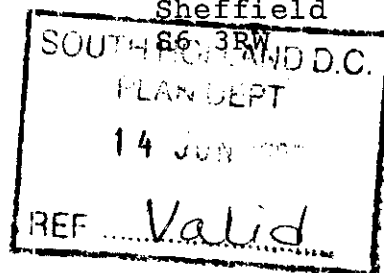


Application no: H16/0501/93

Applicant: Shop & Store Developments Ltd Agent: Crampin & Pring
Burley House, Bradford Road 96 Howard Road
Burley-In-Wharfedale Walkley
Ilkley Sheffield
West Yorkshire LS29 7DZ

Description: Demolition and rebuild
single retail unit

Location: 5 Hall Place
 Spalding



Type: FULL

Date received: 01-JUN-93

02-JUN-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Four copies of a 1:2500 ordnance survey based site location plan (or alternatively 1:500 block plans to clarify location and boundaries.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

CRAMPIN ■ PRING

ARCHITECTS AND DESIGNERS

South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING
Lincolnshire
DE11 2XE

For the attention of Mrs K Lowe

1158/D03/PH/LW

7 June 1993

Dear Sirs

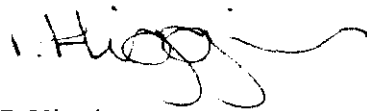
5 HALL PLACE, SPALDING
SHOP & STORE DEVELOPMENTS LTD

I acknowledge and thank you for your letter dated 2 June 1993 regarding the above project.

We enclose as requested four copies of an ordnance survey based site location plan.

Should any further matters arise which may prevent or delay Planning Approval, please do not hesitate to contact the undersigned.

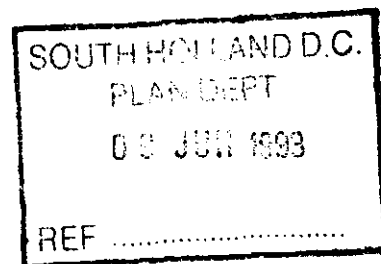
Yours faithfully



P Higgins

cc Mr M J Jenkins Shop & Store Developments Ltd

Rong 9-6 will be sending
1-2500 in post



96 HOWARD ROAD WALKLEY SHEFFIELD S6 3RW TEL 0742 320320 FAX 0742 333257

■ PARTNER: E. CRAMPIN B Arch RIBA MD PRING Dip Arch RIBA SN MARCHINI Dip Arch RIBA CR KOLSKY BA B Arch RBA ■
■ SENIOR ASSOCIATES: DJ GLAZEBROOK B Arch RIBA DU SWARRICK Dip Arch RBA ■
■ ASSOCIATES: DJ CURRAN B Arch RIBA E CRAPPE BA RIBA L DAW BA Dip Arch RIBA RUF F SH ■
■ PARTNERSHIP: SFC JACKSON B Arch RIBA M P BLAIR Dip Arch RBA R THOMPSON AA Dip
■ NOTTINGHAM LONDON SHEFFIELD ■

BRIAN SMITH Dip TP MRi
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H16/0501/93

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Burley House, Bradford Road 96 Howard Road
Burley-In-Wharfedale Walkley
Ilkley Sheffield
West Yorkshire LS29 7DZ S6 3RW

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single retail unit

Location: 5 Hall Place
 Spalding

Type: FULL

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02-JUN-93

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Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

K LOWE
Principal Administrative Officer

BRIAN SMITH Dip TP MR.,
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H16/0501/93

Applicant: Shop & Store Developments Ltd Agent: Crampin & Pring
Burley House, Bradford Road 96 Howard Road
Burley-In-Wharfedale Walkley
Ilkley Sheffield
West Yorkshire LS29 7DZ S6 3RW

Description: Demolition and rebuild
single retail unit

Location: 5 Hall Place
 Spalding

Type: FULL

Date received: 01-JUN-93

02-JUN-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

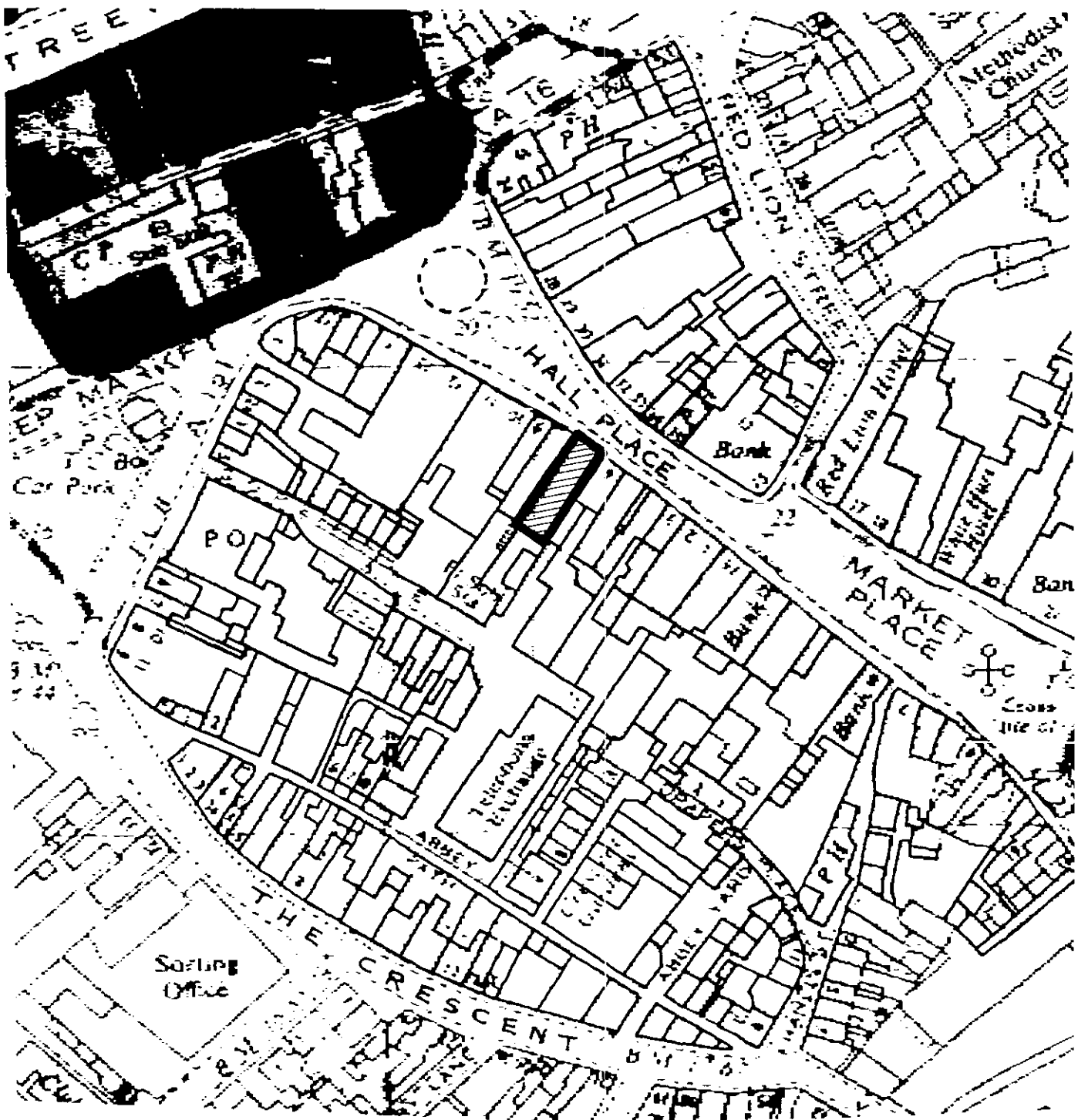
Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Four copies of a 1:2500 ordnance survey based site location plan (or alternatively 1:500 block plans to clarify location and boundaries.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

H. Lowe
Principal Administrative Officer



Project

5 HALL PLACE, SPALDING

Date

JUNE 1993

Description

LOCATION PLAN

Scale

1:1250

Drawing No.

1158/PIA

Drawn

AM

Checked

CRAMPIN & PRING
ARCHITECTS AND DESIGNERS

96 HOWARD ROAD WALKLEY SHEFFIELD S6 3RW
TELEPHONE 0742 320320 FAX 0742 333257

All dimensions to be checked - not scaled

■ **COMING-AT-11:00A: MEETING** ■

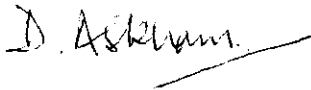
CRAMPIN PRING

ARCHITECTS AND PLANNERS

1158/D03/DA/GI
28 May 1993

If there are any matters which could prevent or delay the granting of Full Planning Permission, we would appreciate a telephone call to the undersigned so that such matters can be resolved as quickly as possible.

Yours faithfully

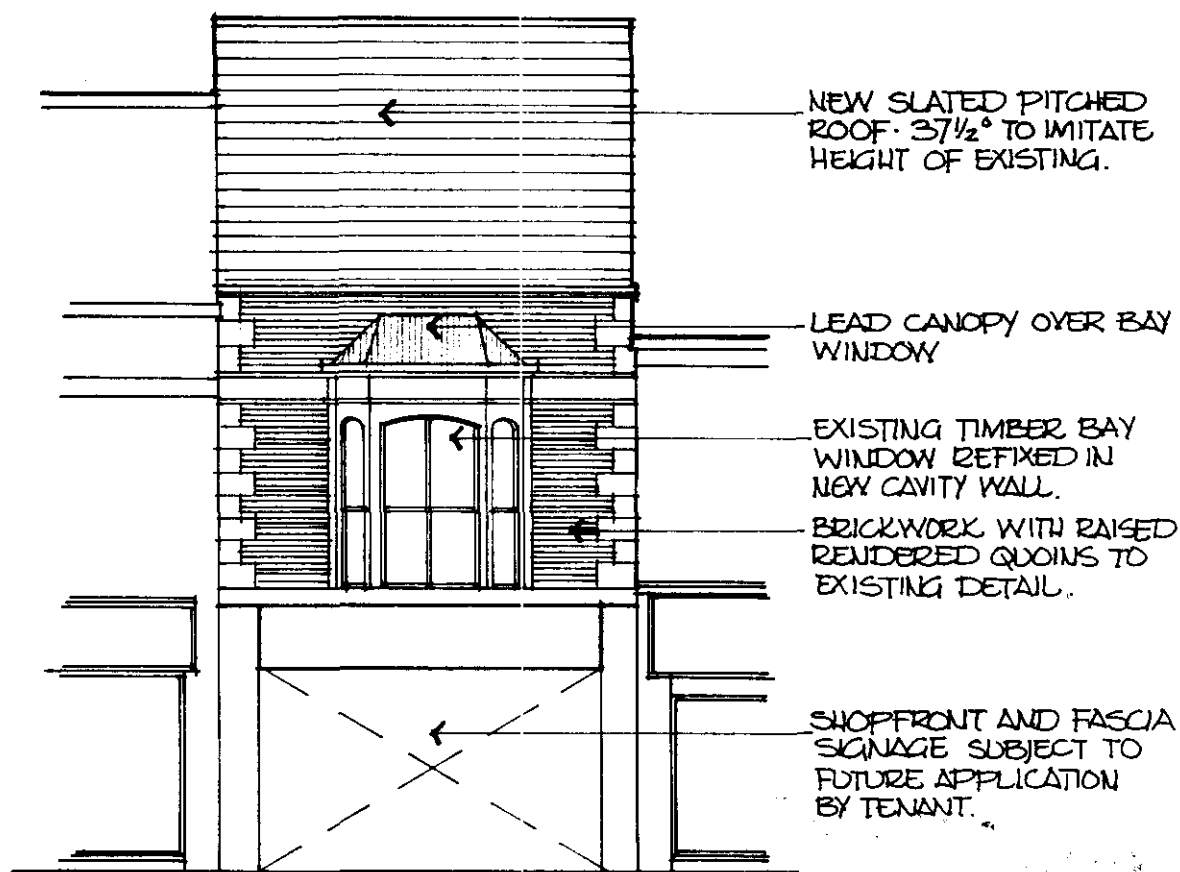


D Askham

Encs

cc Mr M J Jenkins : Shop & Store Developments Ltd

AMENDED PLAN



HALL PLACE ELEVATION

501-503/93

Project
5 HALL PLACE · SPALDING

Date
JULY '93

Description
REVISED FRONT ELEVATION

Scale
1:100

Drawing No.
1158/P7

Drawn
GL

Checked

CRAMPIN & PRING
ARCHITECTS AND DESIGNERS

96 HOWARD ROAD WALKLEY SHEFFIELD S6 3RW
TELEPHONE 0742 320320 FAX 0742 333257

All dimensions to be checked - not scaled

Scale

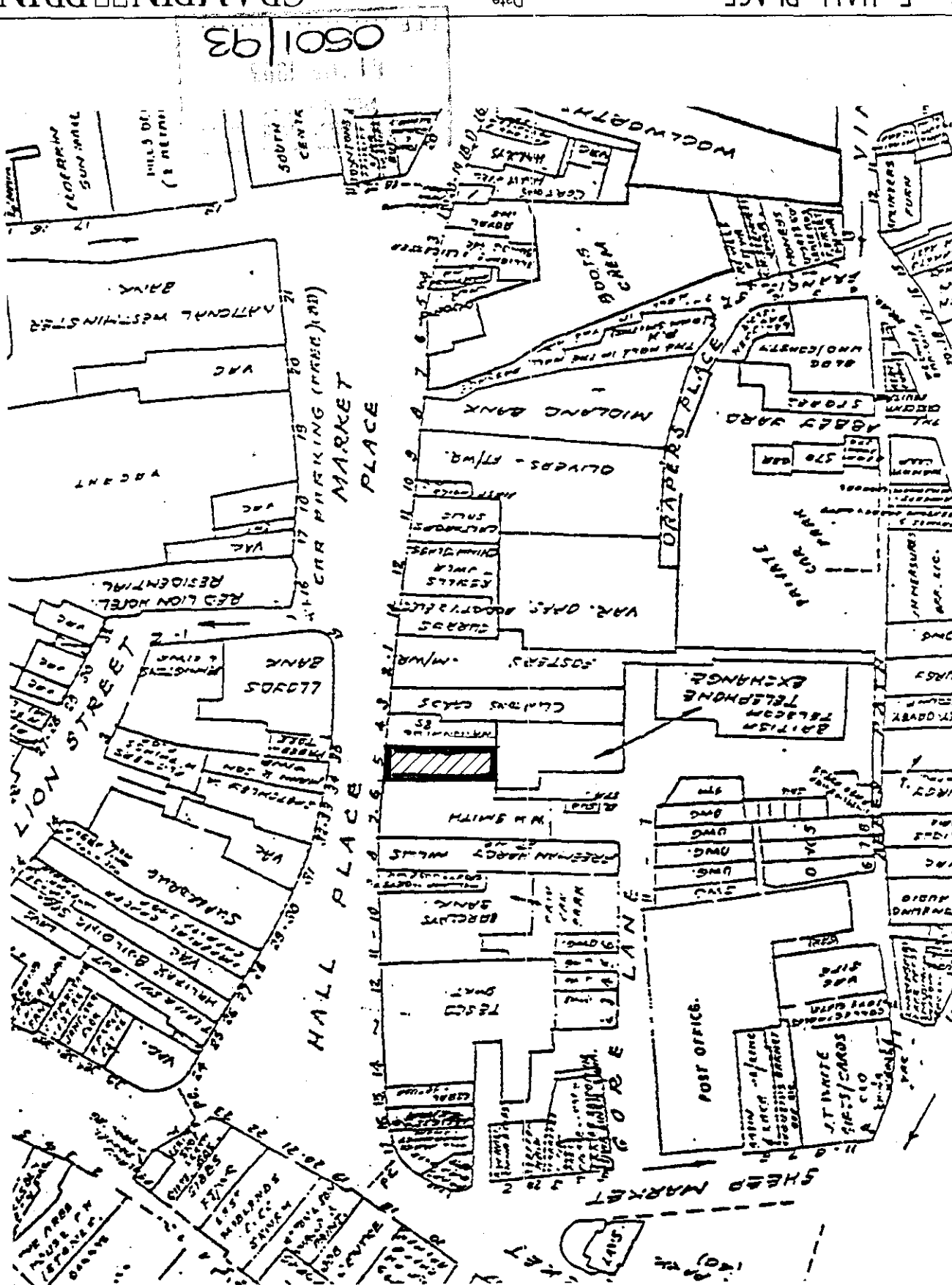
CRAMPIN ■ PRING
ARCHITECTS AND DESIGNERS

5 HALL PLACE
SPALDING

Project

MAY 93

Date _____



21-6 I'm ? Crampin + Pigg re set logs + 502/93
the 13-7 all been well. Also asked a question
re on the logs which I didn't know what to send
a picture of.

28-6 I Crampin + Pigg re S Hall Place. Address correct -
pass, I'm not aware of them, awarded Campbell
Hobbs' corrects, concerned in loss of deposit
early days doubt gets to 13-7 the old
way we agree next week.

5-7 I Lishman 0742 320 320 re S Hall Pl
M16 501/502/93 with phone book

o Lishman re M16/501/502/93 unreasonable recommendation
He was advised that S-Poor M16 needs something
as opposed to having electric, not for sports, suggesting

Sends copy of Burgess report not refused
where discussion on weekends 4-8
the all been well

6-7 I Crampin + Pigg re S Hall Place
Can we quote the card for an old
fact elsewhere - I think major and no
pass - Pass needed
Paul Muggs 0742 320 320

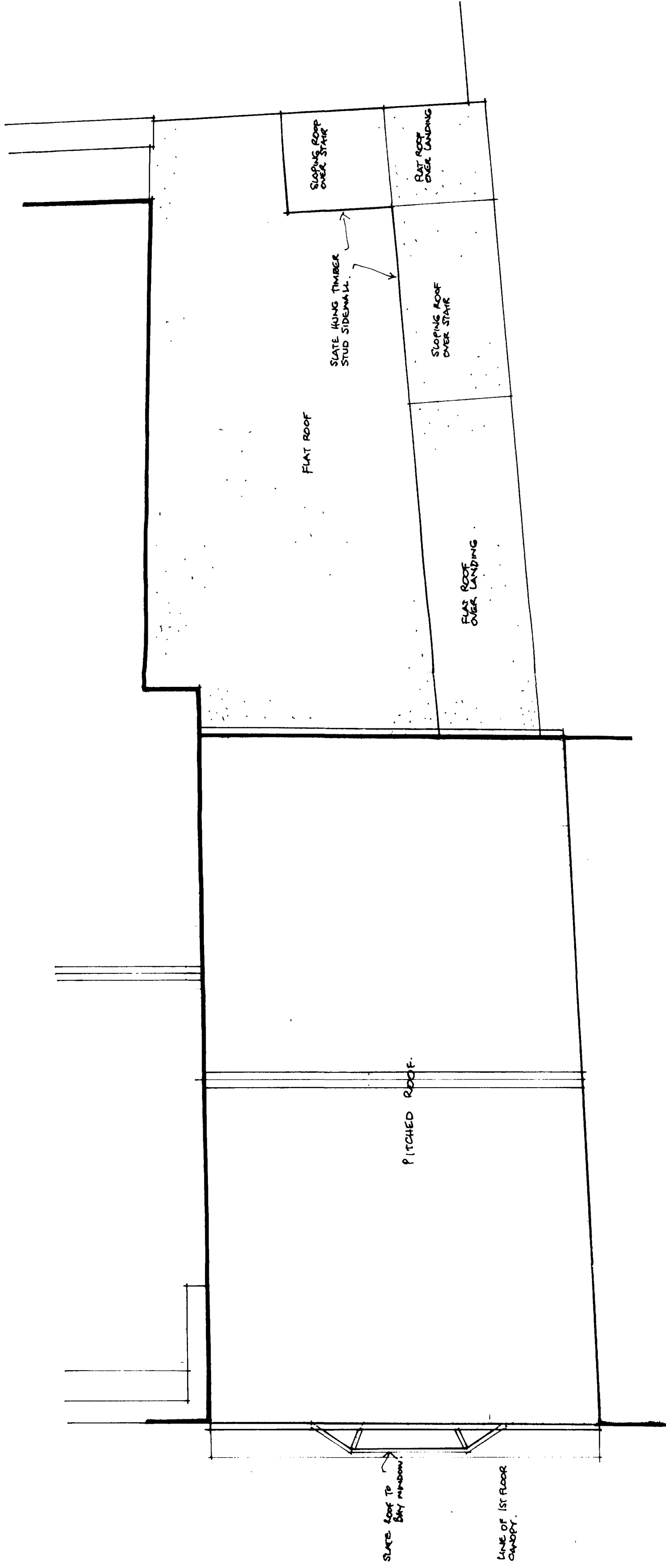
7-7 I Lishman re S Hall Pl Card agreed?
Pass too late a issue.

8-7 I Lishman re S Hall Pl suggested should
continue with an early - better if so much
could require reasonable circumstances have said

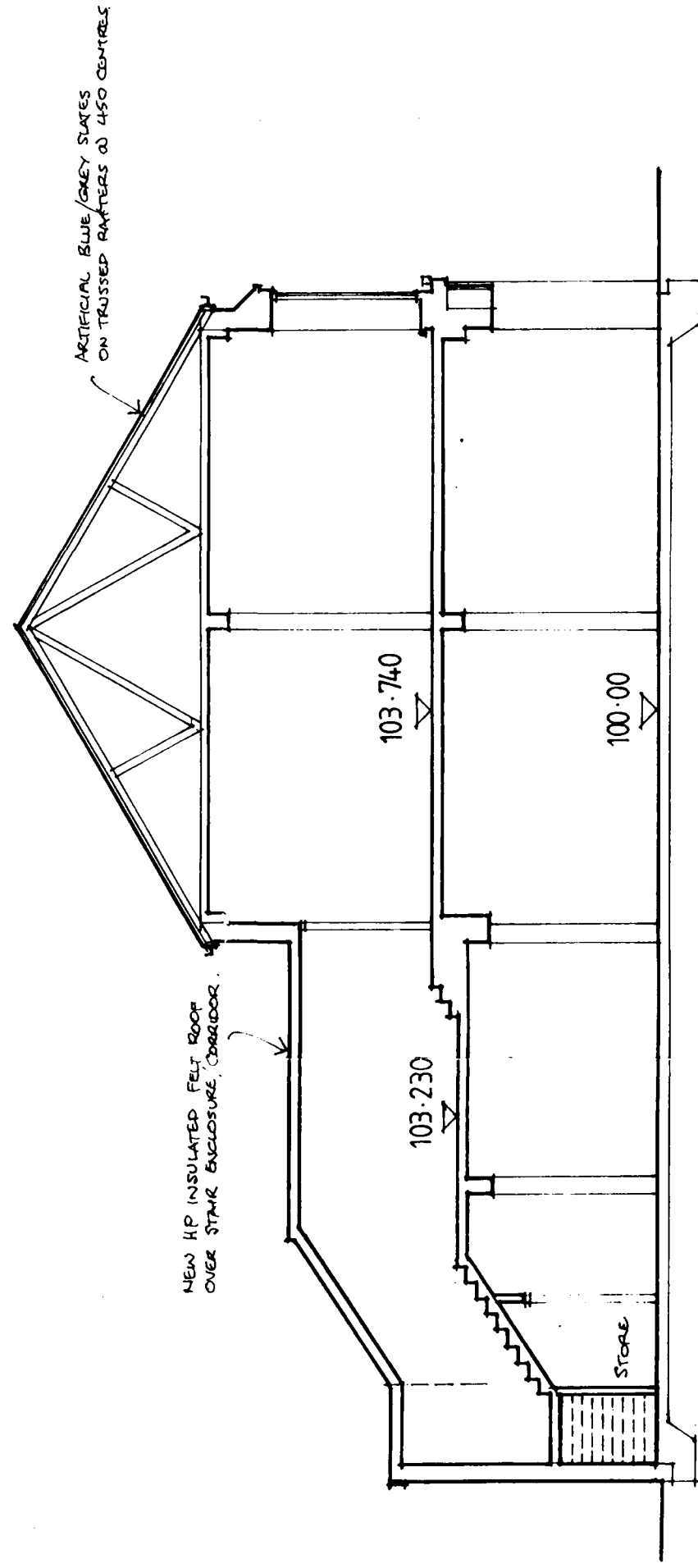
Mustn't say Burgess report sent
condition too great an issue. Meeting
would be appropriate but mention not in evidence
needed to show in ten

8-7 I Chris Langstaff Shop Hall Pl. Debra
Card captioned 21 Jan 1993
Gus Lishman Reind could influence
to organization of period, need. Plus we
quitted) can guarantee 16-8-93 at
M16 Bus up to 16-7 on

I Crampin + Pigg Proposed to include a second
14-7 of early back then



Roof Plan



SECTION B - B

CRAMPIN  PRING
ARCHITECTS AND DESIGNERS

96 HOWARD ROAD WALKLEY SHEFFIELD S6 3RW
TELEPHONE 0742 320320 FAX 0742 333257

Client

Shop & Store Developments Ltd

Project

Project
5 Hall Place
SPALDING

Description

PROPOSED ROOF PLAN/
SECTION B-B

Date _____

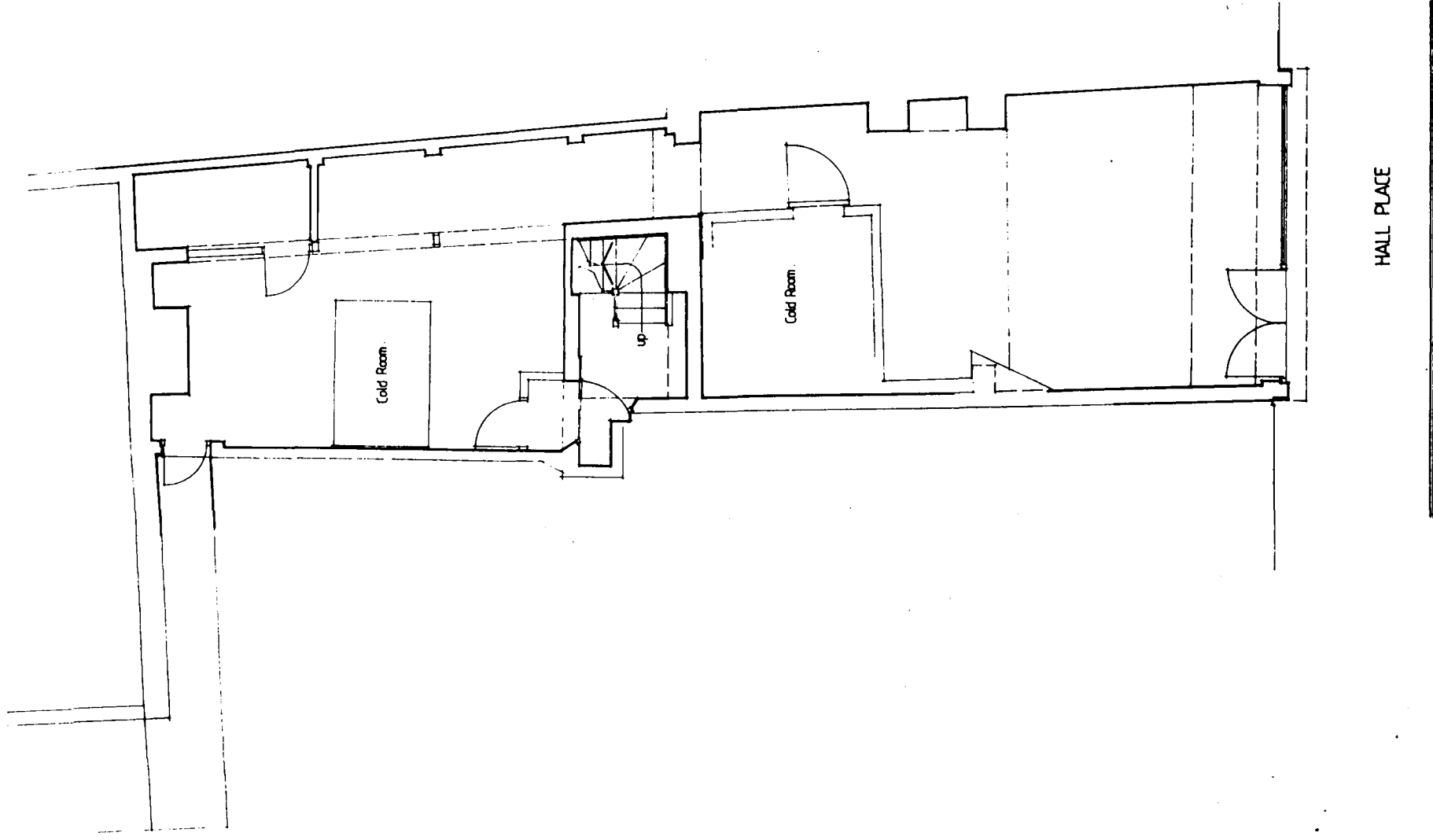
Scale

May 1993 1:50, 1:100

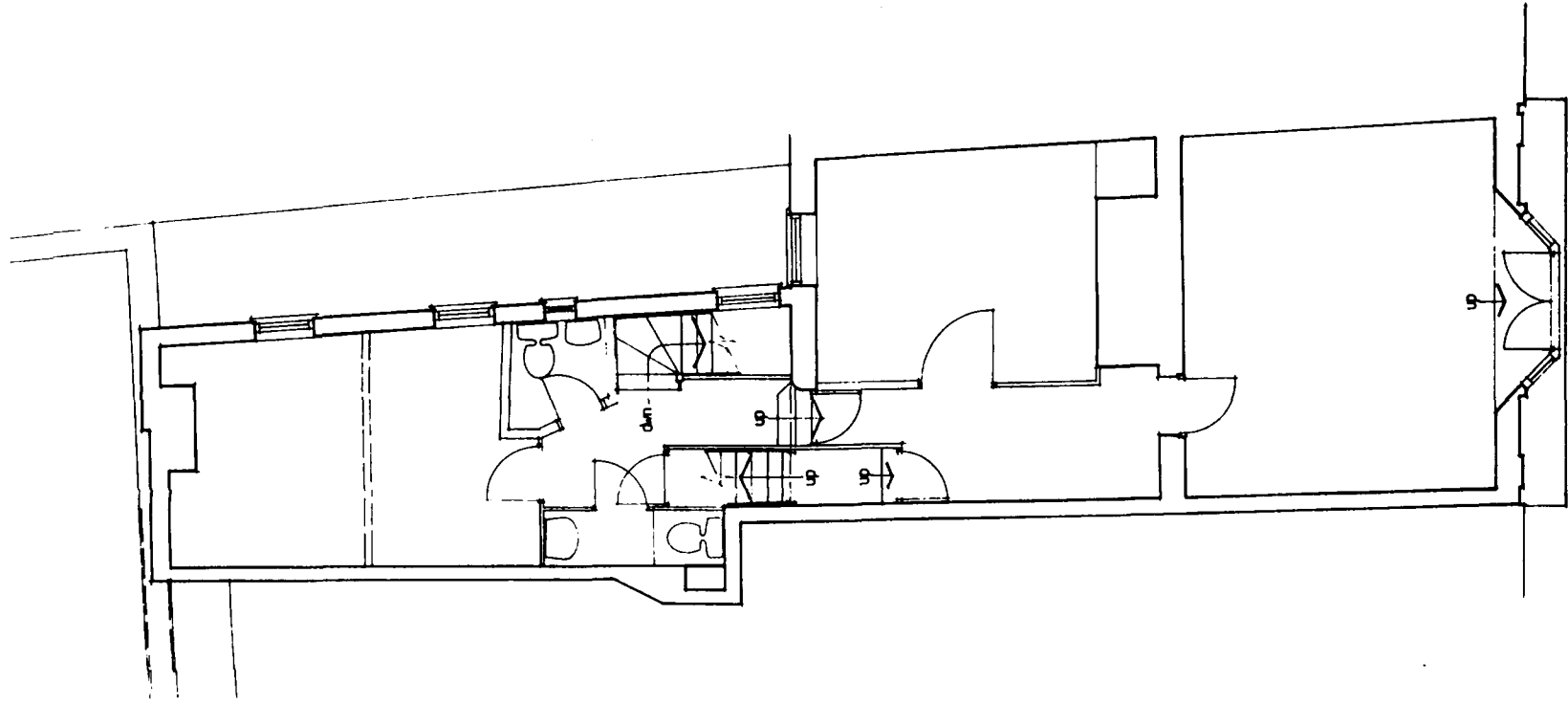
Drawing No.

Drawn

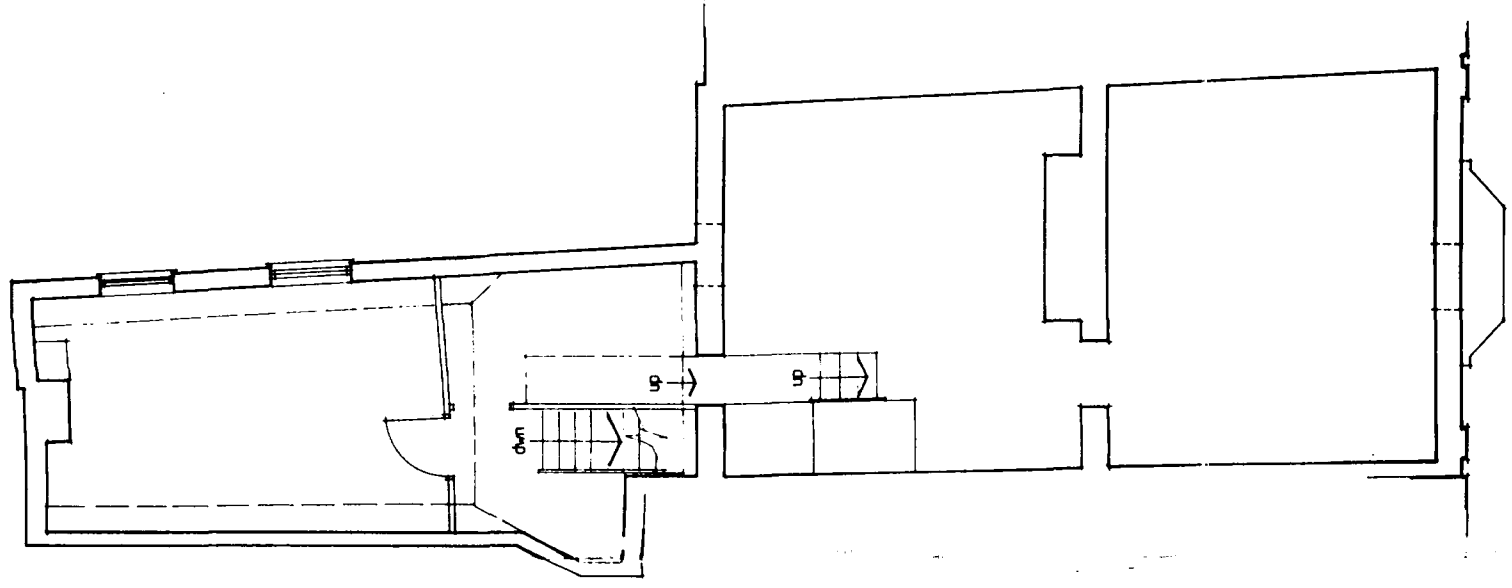
1158/P4 DA checked



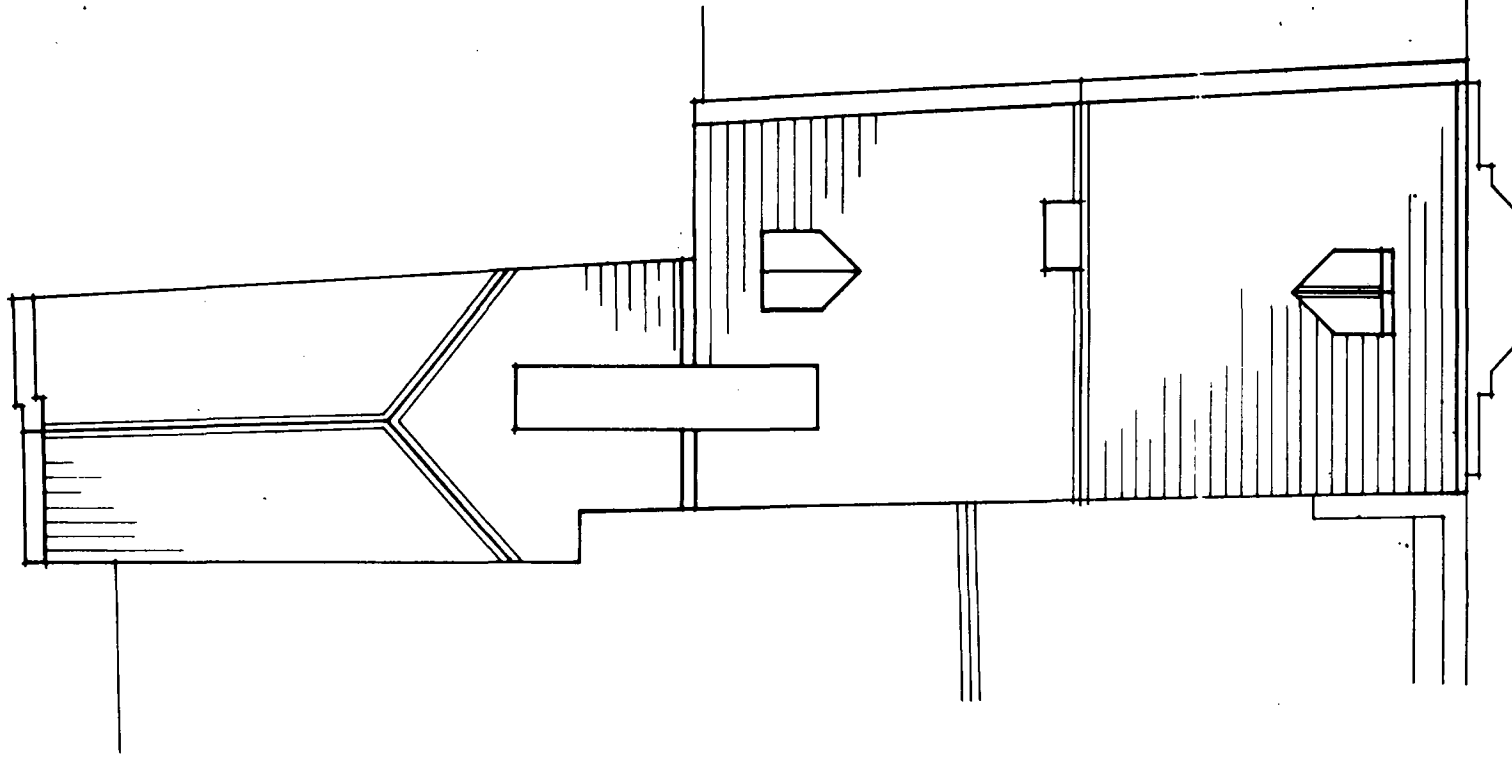
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

0501/93

CRAMPIN & PRING
ARCHITECTS AND DESIGNERS

96 HOWARD ROAD WALKLEY SHEFFIELD S6 3RW
TELEPHONE 0742 320320 FAX 0742 333257

Client

Shop & Store Developments Ltd.

Project

5 Hall Place

SPALDING

Description

FLOOR PLANS AS EXISTING

Date

May 1993

Scale

1:100

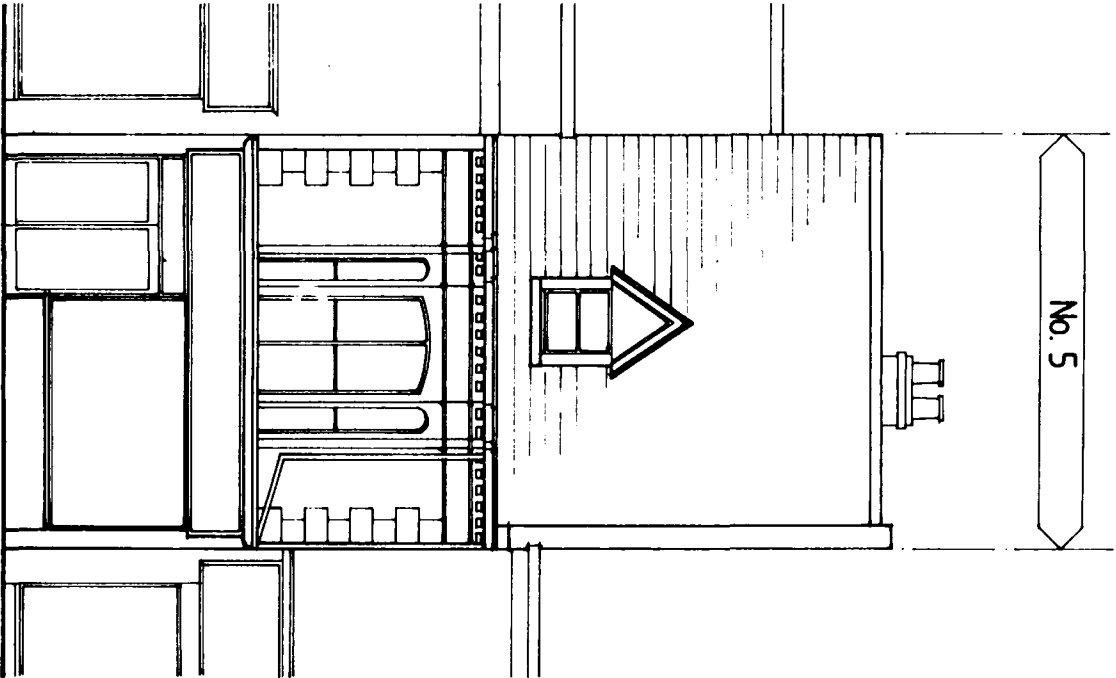
Drawing No.

1158 / P2

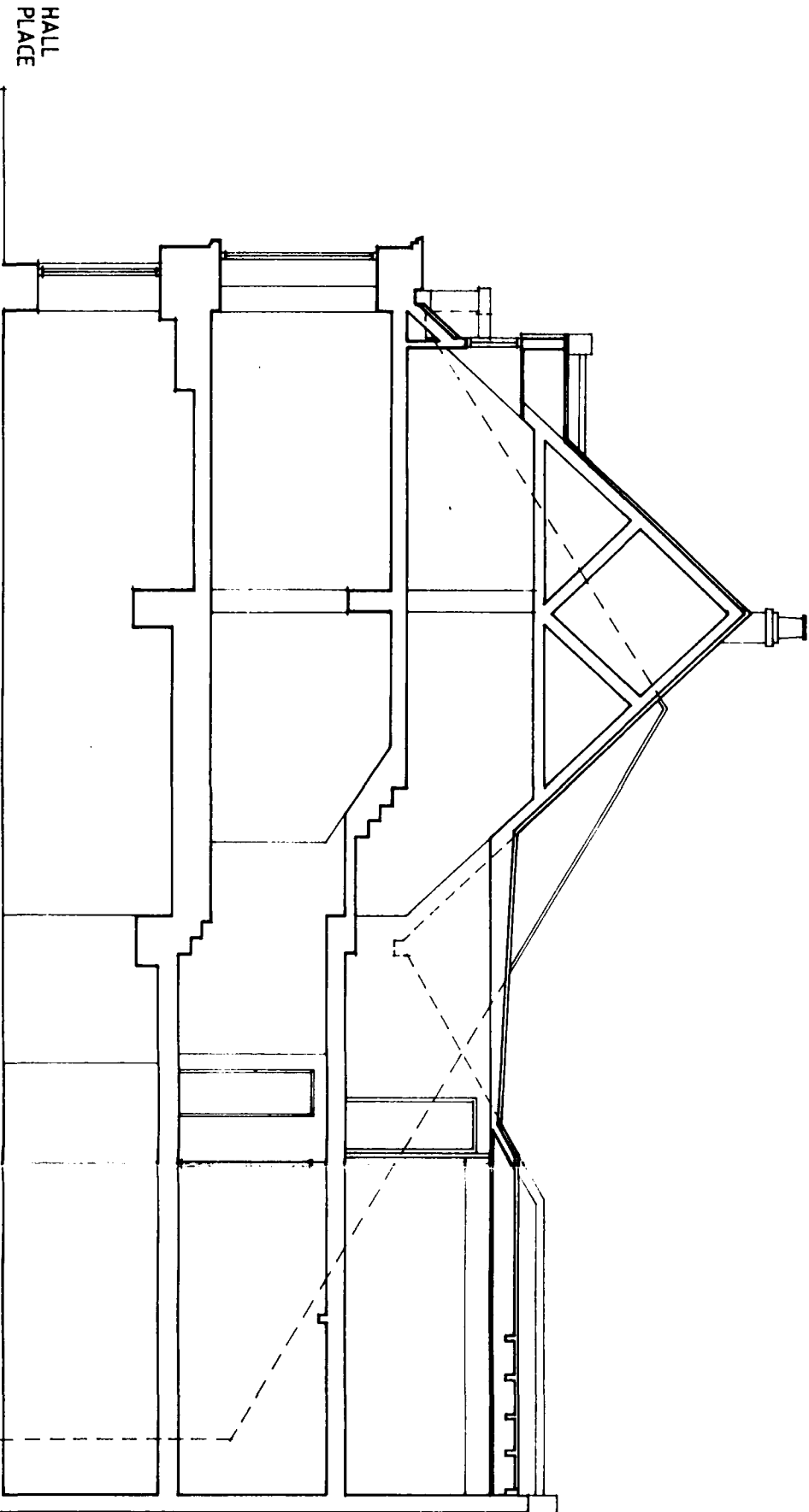
Drawn

PH

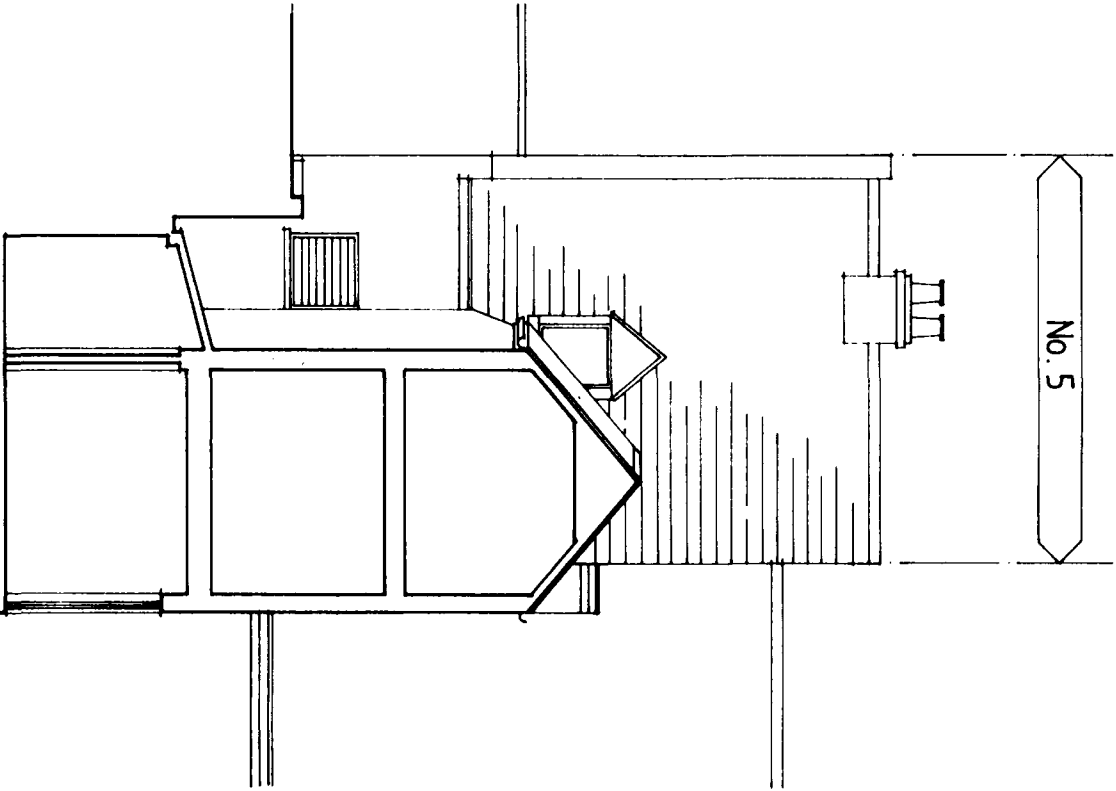
Checked



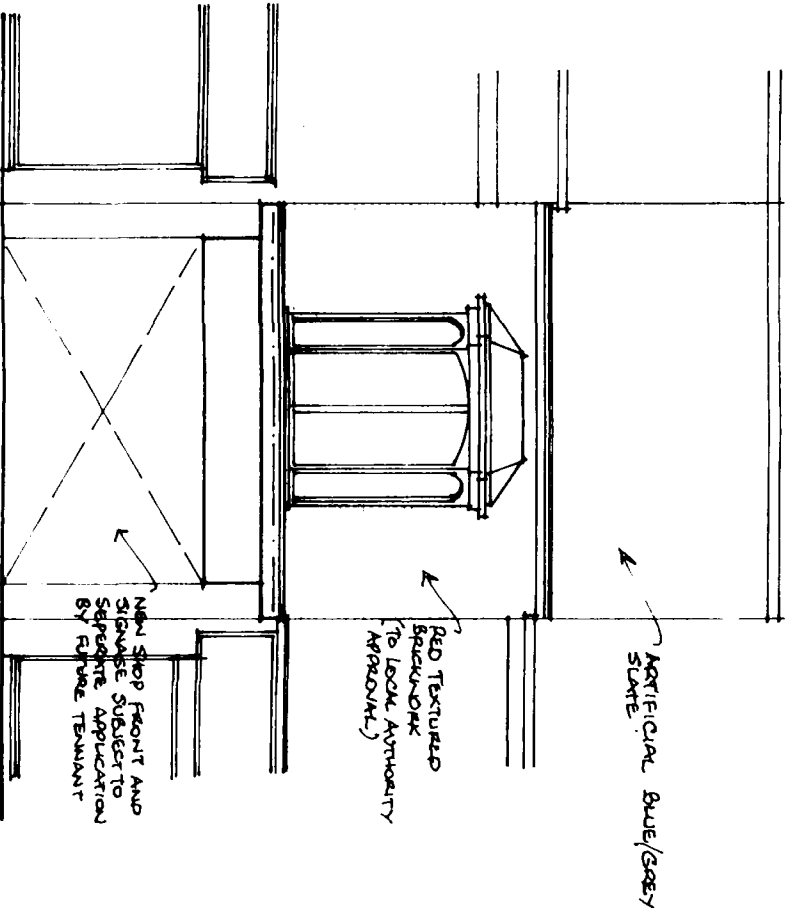
HALL PLACE ELEVATION (as existing)



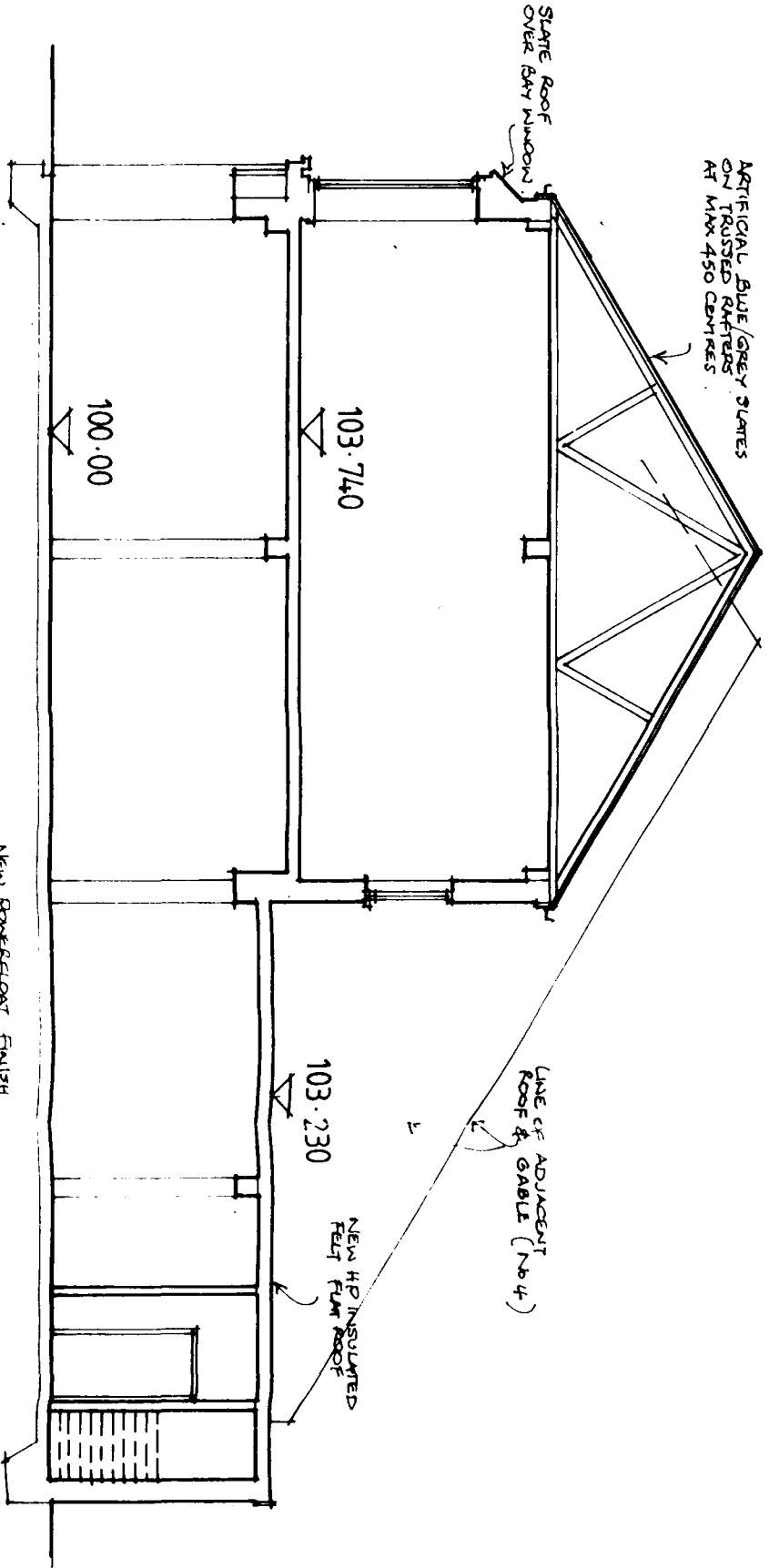
SECTION A-A (as existing)



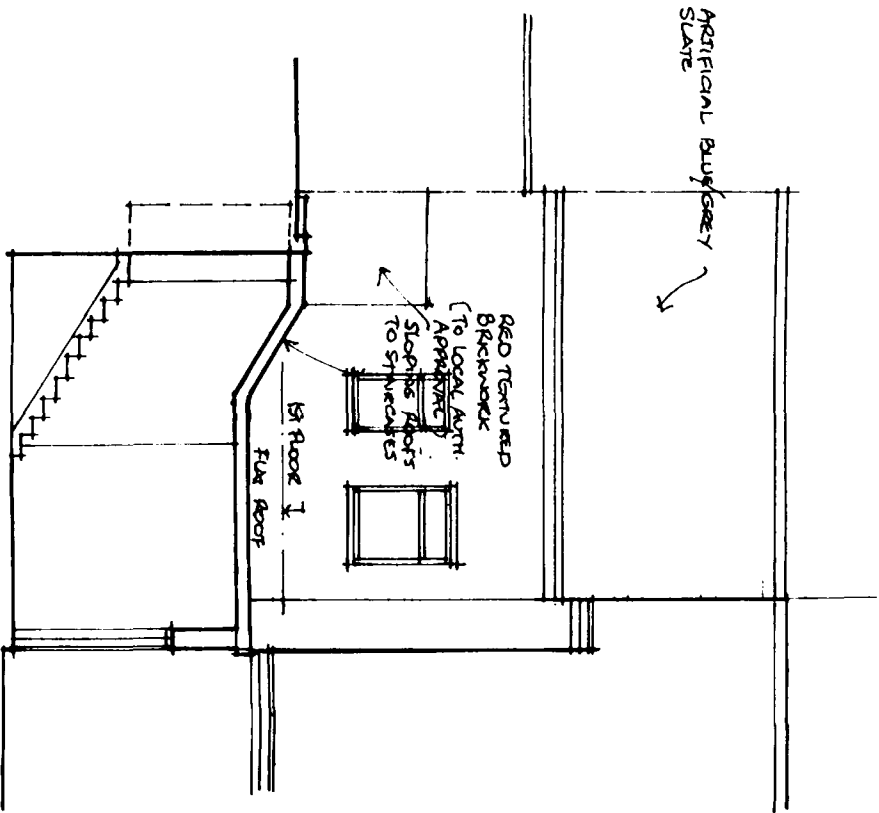
REAR ELEVATION (as existing)



HALL PLACE ELEVATION (as proposed)



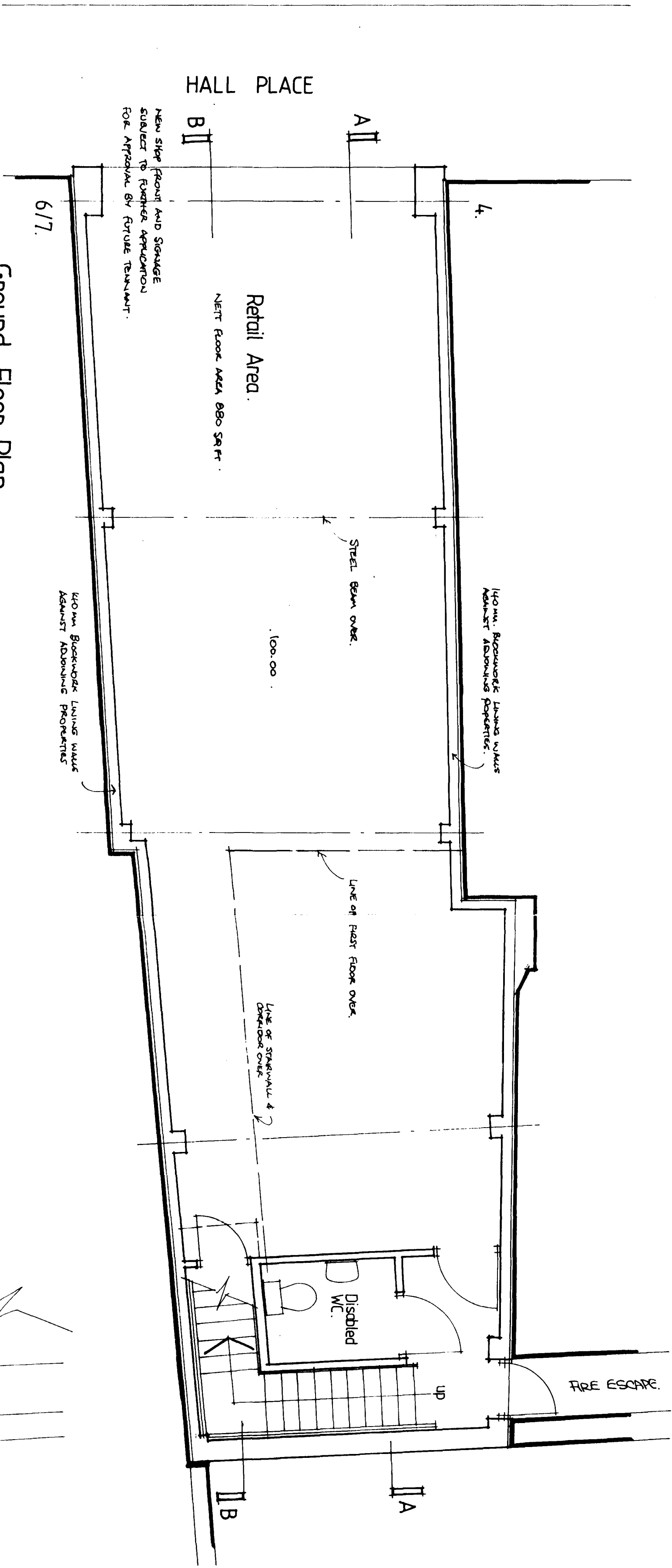
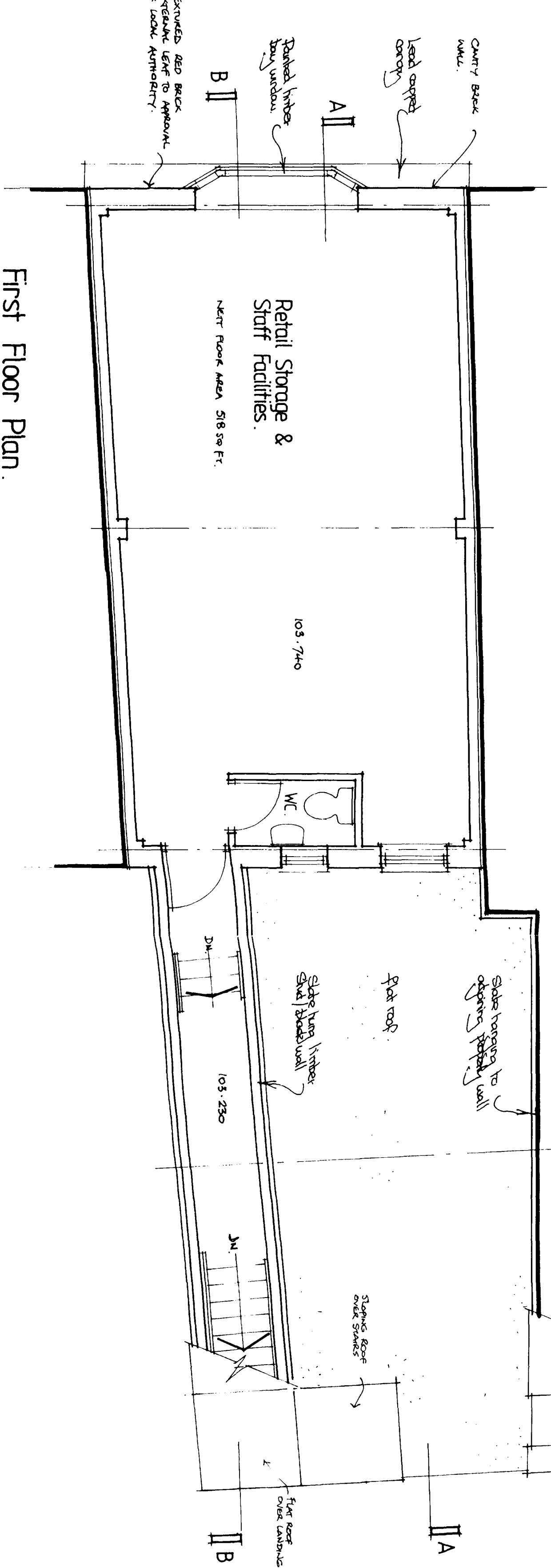
SECTION A-A (as proposed)



REAR ELEVATION (as proposed)

Stamp: 31 MAY 1993, 0501/93

CRAMPIN & PRING ARCHITECTS AND DESIGNERS			
96 HOWARD ROAD WALKLEY SHEFFIELD S6 3RW TELEPHONE 0742 320320 FAX 0742 333257			
Client Shop & Store Developments Ltd.			
Project 5 Hall Place SPALDING			
Description EXISTING and PROPOSED SECTIONS / ELEVATIONS			
Date May 1993	Scale 1:100		
Drawing No 1158 / P5	Drawn PH	Checked	



050193

CRAMPIN PRING
ARCHITECTS AND DESIGNERS

96 HOWARD ROAD WALKLEY SHEFFIELD S6 3RW
TELEPHONE 0742 320320 FAX 0742 333257

Client

Shop & Store Developments Ltd

Project

5 HALL PLACE
SPALDING.

Description

Proposed Plans.

Date	23/12/92.	Scale	1:50
Drawing No	115R / P3	Drawn	Checked